HOUSING IN BUTTE

VOLUME ONE

FEDERAL WORKS AGENCY
WORK PROJECTS ADMINISTRATION OF MONTANA
BUTTE ECONOMIC SURVEY; W.P. 2470:O.P.665-91-3-31
UNDER THE SPONSORSHIP OF THE CITY OF BUTTE
AND SILVER BOW COUNTY, MONTANA

WORK PROJECTS ADMINISTRATION OF MONTANA

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THE BUTTE ECONOMIC SURVEY

A critical and objective analysis of the socio-economic structure of Butte and vicinity

A. W. Cooper
DIRECTOR

E. J. Keeley
GENERAL SUPERVISOR

Under the sponsorship
of

THE CITY OF BUTTE, MONTANA

SILVER BOW COUNTY, MONTANA

BUTTE HOUSING STUDIES

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HOUSING IN BUTTE

A Report on the Findings of Sections 6 & 8

of the Butte Economic Survey:

The Real Property Survey

The Low Income Housing Area Survey

———oOo———

by

A. W. Cooper

VOLUME I

Work Projects Administration of Montana
Butte Economic Survey, W.P. 2470; O.P. 665-91-3-31

Under the sponsorship of the City of Butte
and Silver Bow County, Montana

Butte, Montana February, 1940

CONTENTS

VOLUME I

PREFACE

The Economic Survey, of which the Housing Studies were a part, was set in operation to collect, evaluate and interpret data on the many individual ingredients which are mixed, compounded and fused into that complex aggregate which we know as our community.

Now for a group of people to become a community requires more than simple congregation and association. A multitude of people gathered together in a huge wilderness does not constitute a community. The association is far too casual. However, let these same people clear the ground and erect dwellings, places of labor, etc., and we have the foundation of a community. For here they have a more or less permanent association, an apparent desire to live as neighbors, and the beginning of a political entity.

From the above, does it not appear that a study of the socio-economic structure of a community must recognize that the homes of the community form the fundamental framework upon which the entire society is erected? No matter how crude these abodes may be, their presence is necessary to the establishment and maintenance of the community state. Indeed, the home has been called the keystone of civilization.

Recognizing the truth in this reasoning, the Economic Survey inaugurated a program to study housing conditions, beginning very shortly after its organization. These studies were carried out with unusual success and provided the detail of interesting data upon which this report is based.

It should be pointed out that these studies of housing conditions served a dual purpose. From a purely research standpoint they were undertaken as social and economic studies to help realize the general

objective of the Economic Survey. At the same time they provided the information on local housing conditions which was essential to the success of the low-income housing project of the United States Housing Authority. As to which purpose is the more important is of little consequence. After all, the data are the same and the interpretations similar.

This report deals only with the general socio-economic implications of the studies. The case for or against public housing has no place in a report of this nature. At the same time it is not intended to slight the technical aspects of housing. Rather it is felt that the interpretation that has been placed upon these studies is such that it will interest the community as a whole and at the same time serve as a guide to the intelligent administration of housing problems whether approached as a public obligation or as a problem for private enterprise.

February, 1940 A. W. Cooper

ACKNOWLEDGMENTS

The successful completion of the Real Property Inventory and the Low Income Housing Area Survey in Butte and vicinity was made possible only by the splendid cooperation of numerous organizations and individuals.

To the federal government through its agency the Work Projects Administration must go the principal credit for the success of the studies. All personnel was provided by this agency and in addition much advice and practical suggestions were offered, particularly by W. T. Beaumont, Coordinator of Statistics and E. R. Blinn, Director of Finance.

To the City of Butte, who as official sponsors of the project, made possible its inauguration and assisted through many acts of courtesy and by furnishing materials to the project. Particular thanks are due to Mayor Chas. A. Hauswirth, Frank Curran, City Engineer, Beryl Wilson, City Clerk, and to the members of the City Council, particularly the Finance Committee.

To Silver Bow County, co-sponsors, for their excellent cooperation in supplying headquarters space and much engineering materials needed in conducting the studies. Particular thanks are due the Board of County Commissioners; Elmer Shea, Clerk of Court; and Jack Healy, County Surveyor.

To Mr. Herbert M. Fay, Administrator of the Local Housing Authority, for his continued interest and cooperation throughout the study.

To the general populace of Butte, whose cooperation and patience in dealing with our field workers has resulted in an unusual record of successful enumeration on a house-to-house canvass.

To the foremen, sub-foremen, and workers of the Economic Survey whose wholehearted interest in their work made for this project a

record of achievement.

To the following agencies and individuals who contributed in some tangible measure to the success of the study:

The Butte Chamber of Commerce.

The Montana Power Company.

The Butte School Board.

The Anaconda Copper Mining Co.-Engineering Dept.

The Montana Standard Publishing Co.

The Eye Opener

The Butte Miners' Union

The Various Craft Unions of Butte.

CHAPTER I

INTRODUCTION

The text of this report deals with the factual data gathered by Sections 6 and 8 of the Butte Economic Survey. Section 6, the Real Property Survey had as its purpose the enumeration and classification of data regarding the residential structures and dwelling units of the metropolitan area of Butte. Section 8, the Low Income Housing Area Survey, was a supplement to Section 6 and was designed to provide information on incomes, family sizes, and other data of a more confidential nature than that obtained by the Real Property Survey. While the Real Property Survey gathered housing data for every residential structure and dwelling unit in the community, the Low Income Housing Area Survey enumerated only those families living in dwelling units which were found to be substandard as to condition or were substandard due to overcrowding.

These two sections of the Economic Survey were quite often thought of as one study which was familiarly known to the community as the "Housing Survey". This study of housing conditions was the largest activity undertaken to date by the project. It provided work for an average of 110 persons for over a year. Most of these employees were engaged in conducting the house-to-house canvass--hence the public became well acquainted with the work being done.

The work of the Real Property Survey was begun on September 12, 1938. By the middle of February, 1939, all field work on the project had been completed. Six months later, in August, 1939, all tabulation and mapping of the data collected was finished.

The Low Income Housing Area Survey was started early in January, 1939, after enumeration on the Real Property Survey was practically completed. The field work was finished by July first of that year and the completed tabulations were turned out on September 25, 1939.

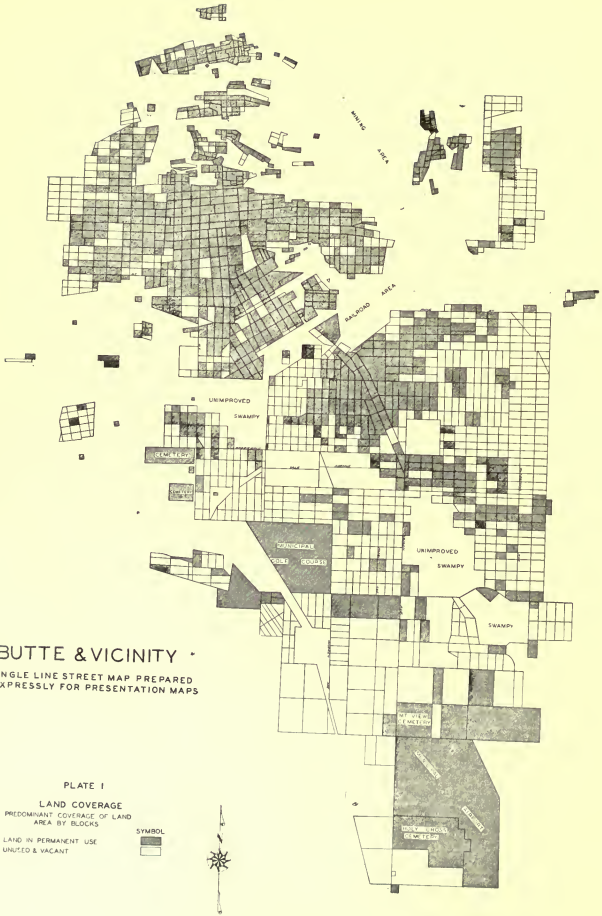
Thus, in the short space of a year, over sixteen-thousand households were interviewed, every structure in the community was measured, and hundreds of tabulation forms were prepared. The speed with which the study was carried out was due in large measure to the cooperation extended by the individual householders of Butte. Out of the more than sixteen-thousand households interviewed during the course of the study, less than one-hundred refused to cooperate. Generally this reluctance was due to a lack of understanding of the uses to be made of the data. After a courteous re-interview, with an explanation of the objectives of the study, all but four or five of those one-hundred households were glad to cooperate. This is an unusually good record for a house-to-house canvass.

For the purposes of the Housing Surveys the entire metropolitan area of Butte was considered as the community and the studies planned accordingly. The area covered by the field workers extended from North Walkerville on the north to the Five Mile Road on the south, and from Columbia Gardens on the east to Williamsburg on the west. Within this area every structure, both residential and non-residential, was measured and classified, and the residents of every dwelling unit were interviewed.

The results of this comprehensive survey are very interesting. They present much that is bright and quite a little that is not so bright. Perhaps best of all they debunk much idle supposition. Butte's housing conditions are not what they should be, but one must remember that a city in midpassage from mining camp conditions must not be compared with those communities which have been more stable in their process of growth.

The instability of employment, extreme fluctuations of the local business cycle, and similar conditions existing in Butte made for a large floating population and discouraged home ownership for many years.

For these reasons little use has been made of comparative statistics. Comparisons of housing conditions in Butte with those in cities having an entirely different background are of little value. Here and there in the text the reader will find a comparison made. In such cases he should bear in mind what has been pointed out here. In general it may be said that where data from other cities have been quoted they have been employed to show that Butte has done quite well in spite of its handicaps or have been selected as an arbitrary measure of what Butte might be able to attain through intelligent planning and concerted effort.


MINING AREA
RAILROAD AREA
UNIMPROVED
SWAMPY
RESIDENTIAL
MULTI FAMILIES
UNIMPROVED
SWAMPY
SWAMPY
BUTTE & VICINITY
SINGLE LINE STREET MAP PREPARED
EXPRESSLY FOR PRESENTATION MAPS
PLATE I
LAND COVERAGE
PREDOMINANT COVERAGE OF LAND
AREA BY BLOCKS
SYMBOL
LAND IN PERMANENT USE
UNUTILIZED & VACANT

CHAPTER II

LAND COVERAGE AND LAND USE

The Land Use Survey, carried on as an integral part of the Real Property Survey, was designed to provide information on the prevailing uses of land frontage in the community and the area coverage of such land by types of structures. The information provided by a study of this nature is of considerable value to the community in connection with city planning and zoning. It serves as a guide for proposals involving residential development and provides the data so essential in the intelligent planning of parks, playgrounds, and other projects for community betterment.

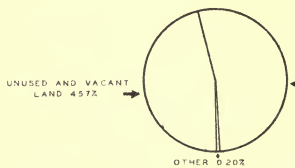
The Land Use Survey of Butte and metropolitan area resulted in the preparation of the Land Coverage Map (Plate I) and the Land Use Map (Plate II). These maps present a graphical picture of the use and coverage of the land included within platted city blocks in this community. All subsequent data presented are based upon these maps and reference to land area is to be interpreted as including only land platted within blocks and not including area of streets and alleys, unplatted waste areas, etc.

A. LAND COVERAGE

The total area of platted land in the metropolitan area of Butte amounts to 189,814,957 square feet. Nearly one-half (45.7 percent) of this area is unused and vacant land (See Figure 1). This would indicate that Butte has considerable room for development within her present gross area. Reference to the Land Coverage Map (Plate I) shows that by far the major portion of this unused and vacant land is located in the

outlying areas of the city where it has been abandoned during the slump following the pre-war boom in land values.

FIGURE I. DISTRIBUTION OF LAND BY TYPES OF USE



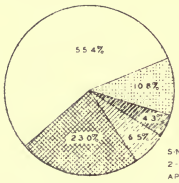
SOURCE OF DATA: TABLE A-2

'OTHER' INCLUDES LAND IN TEMPORARY BUSINESS USE PARKING AND USED CAR LOTS

A little over one-half (102,662,019 sq. ft.) of the total area is land in permanent use. Of this, 17,082,712 square feet or 16.6 percent are covered by major structures. The remaining 85,579,307 square feet are permanently utilized by lawns, gardens, and other open space surrounding the structures, and by permanent open areas, not built up, represented by cemeteries, parks, and permanent playgrounds.

The area actually covered by major structures represents only 9.0 percent of the total platted area of Metropolitan Butte. The coverage of this area by types of major structures may be readily grasped from an examination of Figure 2. As would be expected, single-family structures are by far the predominate type, occupying 9,471,987 square feet or 55.4 percent of the total area of major structures.

FIGURE 2. DISTRIBUTION OF AREA OF MAJOR STRUCTURES BY TYPE OF STRUCTURE



SOURCE OF DATA
TABLE A-3

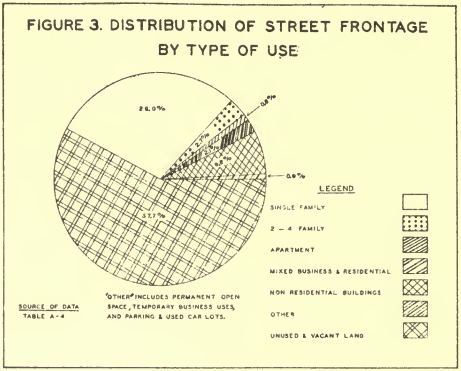
Less than one-quarter (23.0 percent) of the area of major structures is occupied by non-residential buildings. About one-tenth (9.6 percent) is covered by commercial structures, 7.3 percent by industrial, and 6.1 percent by public buildings.

The Land Coverage Map (Plate 1) presents for each block the same data which were summarized in Figure 1. Only the predominating land coverage for each block is presented on the map. For example, if a block is shaded to represent land in permanent use, it must not be assumed that all land in this block is in permanent use. What it does mean is that over one-half of the land area of that block is so utilized.

B. LAND USE

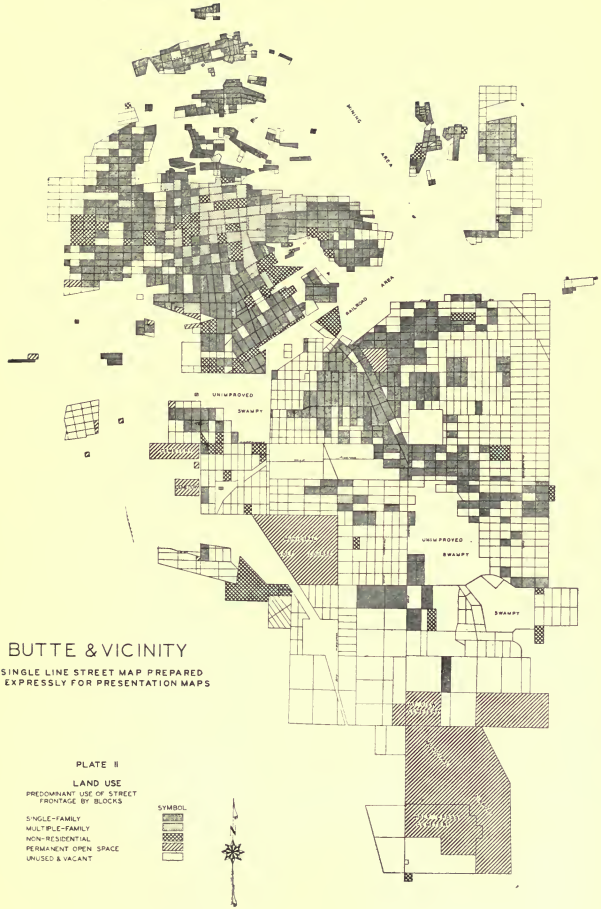
The 189,814,957 square feet of land in the metropolitan area of Butte are bounded by 2,255,410 linear feet of available street frontage. Single-family structures utilize somewhat over a quarter (29.0 percent) of this frontage. Well over one-half (57.7 percent) of the available frontage is unused and vacant (See Figure 3). Non-residential buildings

take up 6.3 percent of the frontage of the community. The remaining available frontage is nearly equally divided between 2-4 family structures and mixed business and residential buildings, with only a very small fraction devoted to apartments and "other" uses.



The Land Use Map (Plate II.) presents the predominating land use in each block. Like the Land Coverage Map, it shows only one use for each block--that use which requires more than one-half of the available street frontage.

Note the particularly light concentration of single-family structures in the suburban areas outside the city limits.



BUTTE & VICINITY

SINGLE LINE STREET MAP PREPARED EXPRESSLY FOR PRESENTATION MAPS

PLATE II

LAND USE

PREDOMINANT USE OF STREET FRONTAGE BY BLOCKS

	SYMBOL
SINGLE-FAMILY	
MULTIPLE-FAMILY	
NON-RESIDENTIAL	
PERMANENT OPEN SPACE	
UNUSED & VACANT	

DWELLING SCHEDULE

DATE _____ BUTTE, MONTANA E.D. _____ BLOCK NO. _____

ENUMERATOR _____ STRUCTURE NUMBER _____

STREET _____ STREET NO. _____ APARTMENT NO. OR LOCATION _____

1. ENTIRE STRUCTURE

A. TYPE OF STRUCTURE

1. SINGLE FAMILY DETACHED ☐
2. SINGLE FAMILY ATTACHED ☐
3. TWO FAMILY SIDE BY SIDE ☐
4. TWO FAMILY TWO DECKER ☐
5. THREE FAMILY THREE DECKER ☐
6. FOUR FAMILY DOUBLE TWO-DECKER ☐

NUMBER OF UNITS

7. APARTMENTS _____
8. BUSINESS WITH DWELLING UNITS _____
9. OTHER NON-CONVERTED _____
10. PARTIALLY CONVERTED _____
11. COMPLETELY CONVERTED _____

B. IF CONVERTED

1. ORIGINAL TYPE _____
2. YEAR CONVERTED _____

C. BUSINESS UNITS

1. NONE ☐
2. NUMBER OF UNITS _____

D. EXTERIOR MATERIAL

1. WOOD ☐
2. BRICK ☐
3. STONE ☐
4. STUCCO ☐
5. OTHER ☐

E. STORIES

NUMBER _____

F. BASEMENT

1. NO ☐
2. YES ☐

G. YEAR BUILT _____

H. GARAGE

1. NO ☐
2. YES ☐

I. CONDITION

1. GOOD CONDITION ☐
2. MINOR REPAIRS ☐
3. MAJOR REPAIRS ☐
4. UNFIT FOR USE ☐
5. UNDER CONSTRUCTION ☐

IF OWNER OCCUPIED

J. VALUE OF ENTIRE PROPERTY $ _____

K. NUMBER MAJOR STRUTURES INCLUDED IN VALUE _____

L. ENCUMBRANCE

1. MORTGAGE OR LAND CONTRACT ☐
2. NO ENCUMBRANCE ☐

M. FOR OFFICE USE

PERSONS PER ROOM _____

1 _____ 4 _____

2 _____ 5 _____

3 _____ 6 _____

2. THIS DWELLING UNIT

A. OCCUPANCY

1. OWNER ☐
2. TENANT ☐
3. VACANT ☐

B. DURATION

1. TIME LIVED HERE YEARS _____ MONTHS _____
2. LENGTH OF VACANCY YEARS _____ MONTHS _____

C. MONTHLY RENT

$ _____

D. INCLUDED IN RENT

	NO	YES
1. FURNITURE	☐	☐
2. GARAGE	☐	☐
3. HEAT	☐	☐
4. HOT WATER	☐	☐
5. LIGHT	☐	☐
6. COOKING FUEL	☐	☐
7. MCH. REFRIG.	☐	☐
8. REFRIG. FUEL	☐	☐

E. TOTAL ROOMS

NUMBER _____

F. FLUSH TOILETS

NUMBER _____

G. BATHING UNITS

NUMBER _____

H. RUNNING WATER

1. HOT AND COLD ☐
2. COLD ONLY ☐
3. NONE ☐

I. HEATING

1. CENT STEAM OR HOT WATER ☐
2. CENT. WARM AIR ☐
3. OTHER INSTALLED ☐
4. NONE INSTALLED ☐

J. LIGHTING

1. ELECTRIC ☐
2. GAS ☐
3. OTHER ☐

K. COOKING

1. ELECTRIC ☐
2. GAS ☐
3. OTHER INSTALLED ☐
4. NONE INSTALLED ☐

L. REFRIG. EQUIPMENT

1. ELECTRIC ☐
2. GAS ☐
3. ICE ☐
4. NONE ☐

M. NUMBER AND AGE OF ALL PERSONS

TOTAL _____

UNDER 1 YEAR _____

1 — 4 _____

5 — 9 _____

10 — 14 _____

15 — 19 _____

20 — 64 _____

65 AND OVER _____

N. RACE OF HOUSEHOLD

1. WHITE ☐
2. NEGRO ☐
3. OTHER ☐

O. ROOMERS

NUMBER _____

P. EXTRA FAMILIES

1. NUMBER EXTRA FAM. _____
2. NUMBER PERSONS _____

EXHIBIT A.

CHAPTER III.

GENERAL HOUSING STATISTICS

The principal activity of the Real Property Survey was the compilation of data pertaining to general housing conditions in the city and outlying areas. This information was assembled from the specific data obtained through a direct enumeration of each individual structure and dwelling unit in the metropolitan area. These data were collected through the use of individual unit cards (Exhibit A) which were later coded, classified, and tabulated to present the statistics in condensed and usable form.

Even after such tabulation and condensation was effected the data were quite voluminous. Since the extent of the data prohibits detailed analysis in this report, only the pertinent facts will be set forth. More detail may be gleaned by the interested reader from the analytic tables presented in Appendix B.

The following data deal exclusively with residential structures and dwelling units contained within those structures. For convenience the structures and dwelling units have been treated as separate entities. However, their inter-dependence must be kept in mind during the study of this report. In Chapter V an attempt has been made to integrate the two and present a summation of the conclusions brought to mind during the analytic process.

A. RESIDENTIAL STRUCTURES

There were, as of the date of the Real Property Survey enumeration, a total of 11,106 residential structures in the metropolitan area of Butte. These 11,106 structures contained a total of 16,419 dwelling units, or an

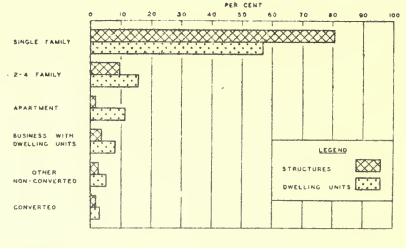
average of 1.5 units per structure. For the purposes of this study a residential structure was defined as "any major structure containing dwelling units, even though there are business units or other additional uses in the same building".1/ In the same publication we find a dwelling unit defined as "a room or group of rooms intended to be occupied by one family or household as their home and where they sleep".

The Real Property Survey data covers 11 important factors relating to the structures as a whole. The following comments have been designed to set forth the most important implications of the data on each of these major points.

TYPE OF STRUCTURE

The distribution of structures and dwelling units by type is set forth in graphical form in Figure 4 for the metropolitan area of Butte.

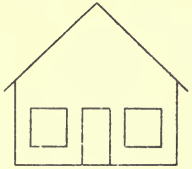
FIGURE 4. DISTRIBUTION OF STRUCTURES AND DWELLING UNITS BY TYPE OF STRUCTURES



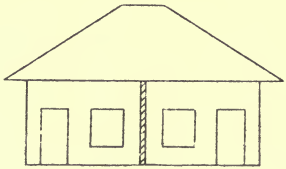
SOURCE OF DATA TABLE B

1/ Part I. "Technique for a Real Property Survey" prepared jointly by the Coordinating Committee of the Central Statistical Board and the Works Progress Administration and the Division of Economics and Statistics. Federal Housing Administration, Washington, D. C., July 19, 1935.

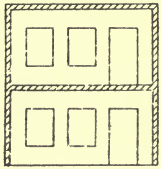
TYPES OF RESIDENTIAL STRUCTURES



A-SINGLE FAMILY DETACHED

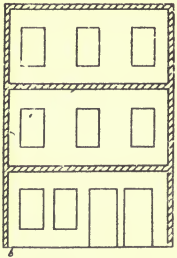


B-2 FAMILY SIDE BY SIDE

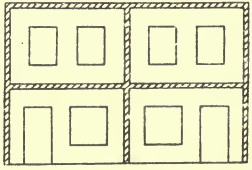


C-2 FAMILY TWO DECKER

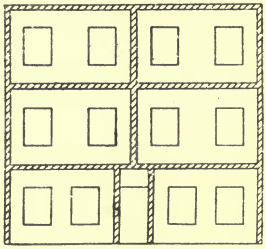
EXHIBIT-B



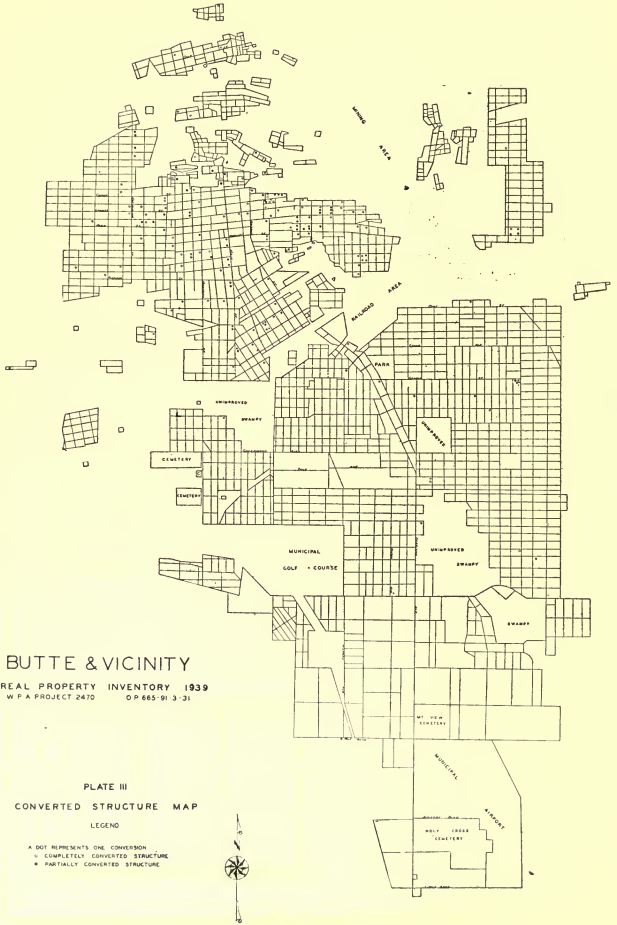
D-3 FAMILY 3 DECKER



E-4 FAMILY DOUBLE 2 DECKER



F-APARTMENT



BUTTE & VICINITY

REAL PROPERTY INVENTORY 1939

W P A PROJECT 2470 O P 665-91-3-31

PLATE III

CONVERTED STRUCTURE MAP

LEGEND

A DOT REPRESENTS ONE CONVERSION

○ COMPLETELY CONVERTED STRUCTURE

● PARTIALLY CONVERTED STRUCTURE

A gratifyingly high proportion (80.8 percent) of Butte's residential structures are of the single-family detached type. These are single structures with open space on all four sides and containing only one dwelling unit. (See Exhibit B).

Over one-half (57.0 percent) of the 16,419 dwelling units in the area are single-family homes. This is a fairly favorable proportion, being somewhat higher than the average figure (54.8 percent) determined in summarizing the results of 202 Real Property Surveys in the United States.[2] Multi-family structures, other than apartments, contain 15.8 percent of the total dwelling units, while apartments account for a little over one-tenth (11.2 percent) of the total. This is quite comparable to the average of 11.6 percent for the 202 cities cited.[3]

CONVERTED STRUCTURES

The number of conversions in Butte has been relatively low, numbering but 178 or 1.6 percent of total structures. The Converted Structures Map (Plate III) shows the location of these conversions by blocks and distinguishes between partial and complete conversions. Of these 178 conversions, 100 are completely converted structures, while 78 represent partial conversions.

A partially converted structure is a structure which has been arranged to provide a different number of dwelling units than was intended in its original design or which has been altered so slightly that it might readily be reconverted to its original type without incurring a prohibitive outlay of time and money.

A completely converted structure, on the other hand has been so

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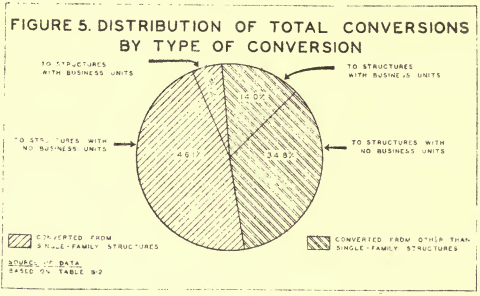
2/ Works Progress Administration, Division of Social Research, "Urban Housing" 1938. See Table 1. p. 30

3/ W. P. A., loc. cit.

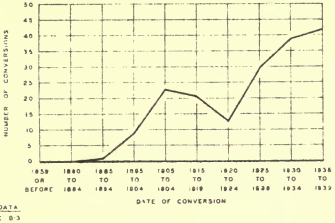
altered that it would be quite out of the question to restore it to its original design without considerable expense. Such conversion involves structural alterations in providing for a different number of dwelling units.

Reference to Plate III reveals the heaviest concentration of conversions to be in the central and oldest section of the city. This is a perfectly natural state of affairs.



Of the total conversions over one-half (51.2 percent) were originally single-family structures. Of these, only a relatively small proportion were converted to structures with business units. (See Figure 5). A large proportion (34.0 percent) converted from other than single-family structures were converted to structures with no business units. These same high proportions obtain in comparing the tendencies in partial conversions and complete conversions. (See Table B-2, Appendix B).

FIGURE 6. TREND IN NUMBER OF TOTAL CONVERSIONS BY YEAR OF CONVERSION

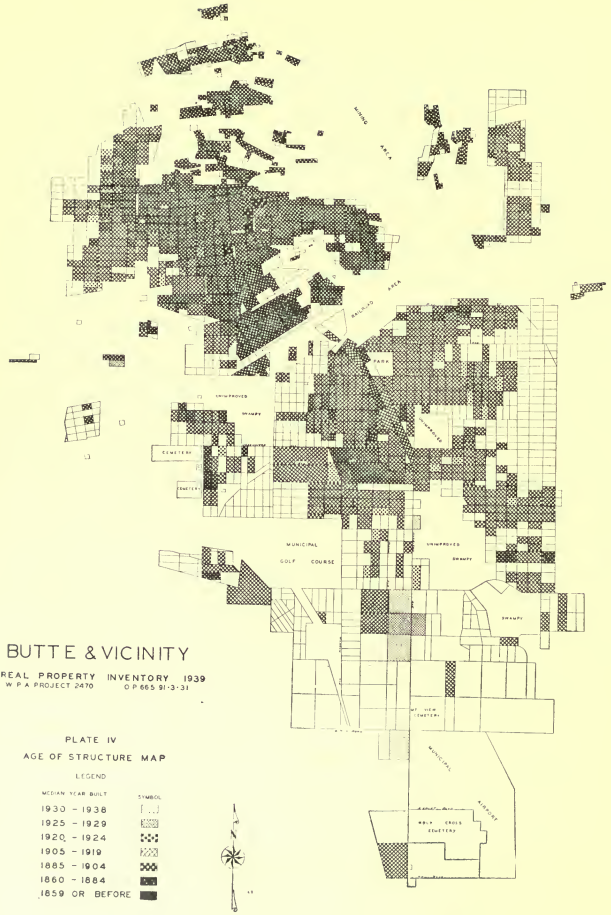


SOURCE OF DATA
TABLE D-3

In Figure 6 your attention is called to the large proportion of conversions effected since 1929. No doubt this tendency is a direct result of depression years. Probably many single-family dwellings were converted to 2-or-more family structures to supplement dwindling incomes with rental revenues, or to provide more dwelling units to meet the demand for lower cost living quarters.

AGE OF STRUCTURES

The median year built of structures in each block is presented in the Age of Structures Map (Plate IV). Several interesting facts become evident upon examination of this map. For example, note the very small prevalence of structures built prior to 1895. This is no doubt due to two reasons: first, little permanent construction was undertaken prior to this time, since Butte was thought of as a "boom-town" soon to turn to a "ghost town". In the second place, quite a little of the construction undertaken in those early times has no doubt been demolished to make way for more modern structures. Leaving this very early period out of consideration, we may accept this presentation of age of structures



BUTTE & VICINITY

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PLATE IV

AGE OF STRUCTURE MAP

LEGEND

MEDIAN YEAR BUILT	SYMBOL
1930 - 1938	
1925 - 1929	
1920 - 1924	
1905 - 1919	
1885 - 1904	
1860 - 1884	
1859 OR BEFORE	

as reflecting general trends in building activity. Of course there will be some error because the statistics shown reflect only the age of those buildings still standing and containing one or more dwelling units. However, for all practical purposes we may ignore these demolitions and non-residential structures.

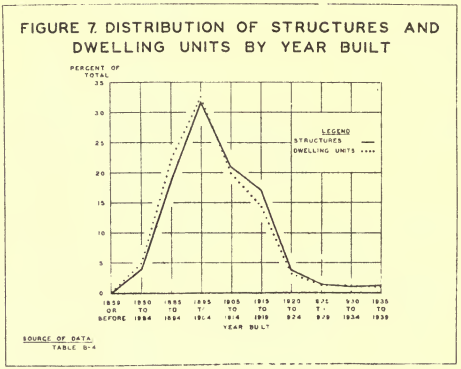
With this intention in mind return to the map and note the very low activity in building since 1929. In fact there seems to have been little building activity of any consequence since the war period. By far the greater portion of the building activity evidently has taken place during the period 1885-1919. After this period of expansion the city apparently settled down to a process of stabilization.4/

Another interesting revelation reflected on the map is the marked sectional development. The period 1885-1904 evidently marks the period of development of the central parts of the city. A few scattered suburban developments arose during the period, but on the whole they are of little significance. Notice the almost complete development of Walkerville and Centerville during this period. For a long time these were the central business areas of the community. The period 1905-1919 marked the sudden development of suburban areas. No doubt the attending period of pseudo-prosperity and the effects of the war boom may be credited with this sudden expansion.

The data presented by the Age of Structure Map have been graphically summarized in Figure 7. Note the extreme drop in building activity after 1919 and contrast with the large proportion of structures erected after 1884. Evidently ten-year period 1895-1904 marked the peak in building activity in the community. Since 1904 the number of

4/ The growth in the volume of building activity during the period 1895-1919 coincides with the upward swing of the community's population curve. However, after the population had reached its peak in 1920 the index of building activity declined sharply, indicating that the supply of structures at least equalled the demand for the time being.

Dwellings constructed (and still standing) begins to wane appreciably. However, the major decline seems to have followed the close of the war.

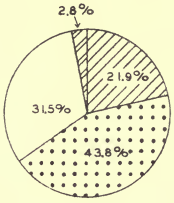


While it has been shown (Figure 7) that nearly one-third of all the structures studied were built during the period 1895-1904, it will be interesting to trace the trends in type of structure by periods. (See Figure 8).

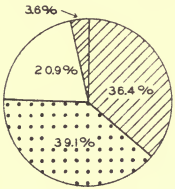
Nearly one-third (30.2 percent) of all the single-family detached structures were erected during the period (1895-1904). It may further be seen that a large proportion (43.8 percent) of Butte's 2-family structures dates back to this ten-year period. In the case of 3 & 4-family structures, this period accounts for over one-third (39.1 percent) of those buildings. This might lead to the belief that a definite preference for multi-family dwellings existed in those days. In this connection one is definitely surprised to learn that by far the majority (87.1 percent) of these structures date back to the period in Butte's history

FIGURE 8. DISTRIBUTION BY YEAR BUILT BY TYPE OF STRUCTURE

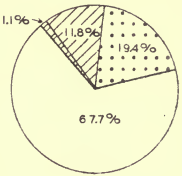
SINGLE FAMILY



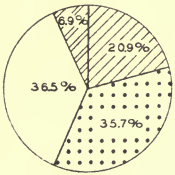
2 FAMILY



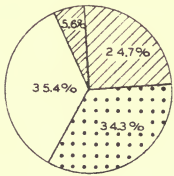
3-4 FAMILY



APARTMENTS



OTHER NON-CONVERTED



CONVERTED

LEGEND

PRIOR	TO	1895	
1895	TO	1904	
1905	TO	1919	
1920	TO	1939	

SOURCE OF DATA

TABLE B-5

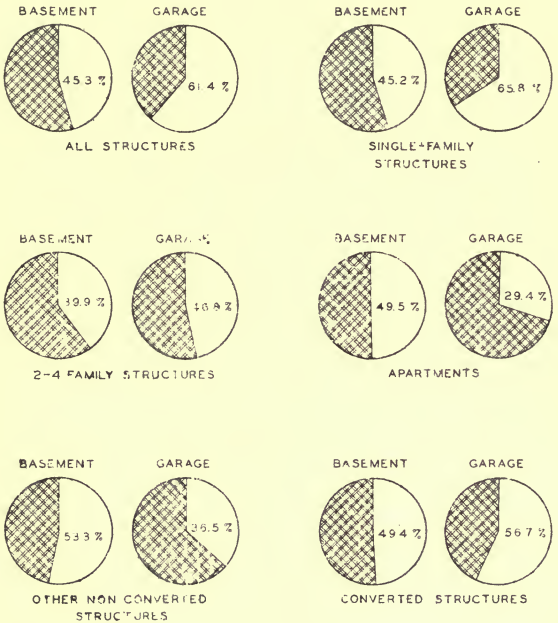
prior to 1895. However, this condition is said to be common to most of the older industrial cities. Evidently conditions in early industrial centers were not such as to encourage single-family homes.

Like the greater part of Butte's structures, approximately one-third of the combined business and residential structures were erected during the period 1895-1904. Converted structures are predominantly products of the same era.[5/] More than three-fourths (76.0 percent) of the structures which have been completely converted were originally erected in this or prior periods.

In Figure 8 notice the very small proportion of structures erected since 1920. Single-family structures lead with 7.9 percent of their total number erected in this period.

5/ By this statement is meant that the original structure was built during the period mentioned, regardless of the date when conversion was made.

FIGURE 9. PROPORTION OF STRUCTURES WITH BASEMENT AND GARAGE BY TYPE OF STRUCTURE



SOURCE OF DATA:

TABLE B-6

BASEMENT AND GARAGE

Data gathered on these items show that less than one-half (45.3 percent) of the structures have a basement. (See Figure 9). The number of basements under single-family detached structures is much too low (45.2 percent). This may be explained by reference to the preceding section where it was shown that by far the majority of the structures were erected during a period when basements were not common. The trend towards improvement may be seen by reference to the data on conversions. Evidently in the process of alteration and remodeling, many owners added basements to the structures. In fact, nearly one-half (49.4 percent) saw fit to add this improvement during the conversion process.

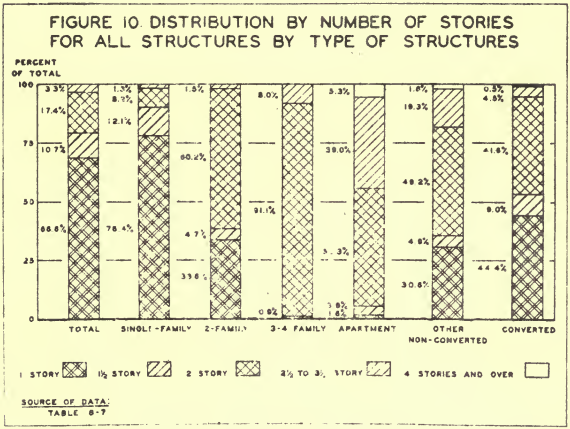
The statistics regarding garages are of less significance than those relating to basements. The proportion of structures having garages looks perfectly healthy (61.4 percent) but without accompanying data on the need of a garage, i. e., the distribution of automobiles per structure, there is no sound way to judge the adequacy of the provision for protecting the vehicles.[6/]

It is interesting to note that a large proportion (65.8 percent) of the single-family structures have garage facilities. On the other extreme is the relatively low provision afforded by apartment houses.

6/ Casual observation would lead one to the belief that there exists a definite shortage of garages in the city. However, casual observation is no indicator of fact. To secure such data is difficult since enumeration of number of garages must be tempered with utility of location to those dwelling areas in need of garage facilities. Many persons would prefer to allow their automobiles to spend the night parked at the front curb rather than avail themselves of the rather doubtful advantages of garage facilities many blocks from their residences.

NUMBER OF STORIES

Of passing interest are the data presented in Figure 10 on the number of stories in Butte's residential structures.



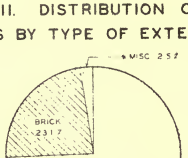
As might be expected, the greater proportion (68.6 percent) of Butte's residential structures are of 1-story type. Single-family structures are predominately either 1-story or 1½-story affairs. About one-half (50.3 percent) of the apartment buildings are 2-story structures, and over one-third are of the 3 to 3½-story type. It will be noted that the greater proportion of all structures, other than the single-family detached type, are buildings of 2-story construction.

Another interesting use of these data may be illustrated by reference to the size of structures which have been converted. Your attention

is called to the relatively large number of conversions on structures of one to two stories and the extremely small amount of conversion in the case of structures over two stories in height.

EXTERIOR MATERIAL

FIGURE II. DISTRIBUTION OF TOTAL STRUCTURES BY TYPE OF EXTERIOR MATERIAL



*MISC INCLUDES
STONE---- 0.6%
STUCCO---- 1.2%
OTHER---- 0.7%
TOTAL 2.5%

SOURCE OF DATA
TABLE B-8

Several interesting facts regarding the exterior material of Butte homes are brought out in Figure 11. As might be expected, wood is by far the favorite material for exteriors. Brick is second in choice, but has, in total, only about one-third the use given to wood. As between types of structures, wood is a big leader for single-family dwellings, but drops rapidly as the dwelling units per structure are increased. Brick shows exactly the opposite tendency, being used in less than one-fifth of the single-family dwellings and increasing rapidly to a utilization of 86.0 percent for 4-family structures. In the case of apartments, brick again predominates as an exterior material.

The use of stucco is extremely low in this community, its small

use being confined almost exclusively to single-family dwellings. The explanation of its disuse is not entirely clear. Perhaps there exists some belief that the terrain in this mountainous country shifts enough to cause cracking of such material, or that extremes of temperature render it unadaptable. Bear in mind, also, that stucco is relatively new as a building material, while the majority of Butte residences were built some time ago.

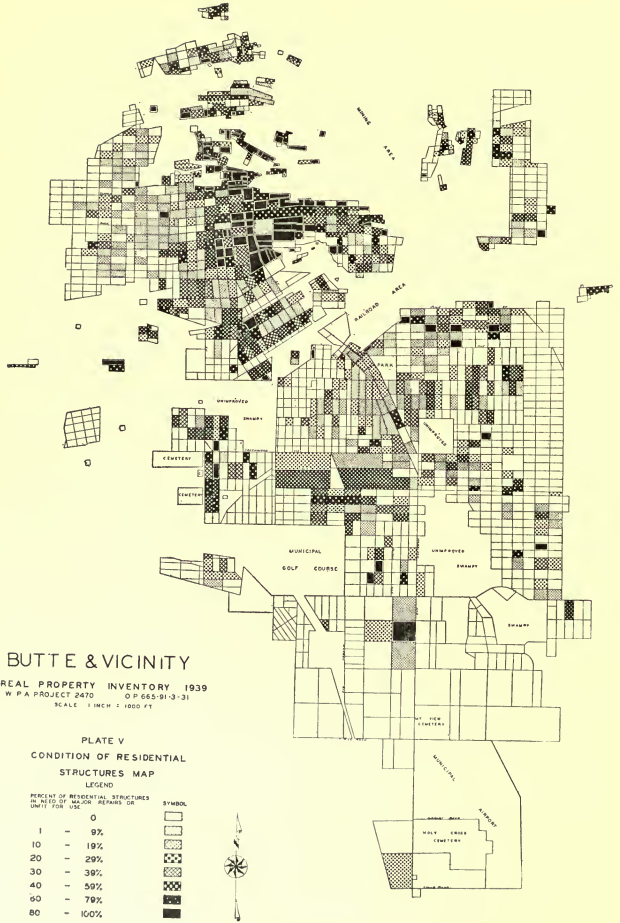
CONDITION OF STRUCTURES

The proportion of residential structures in need of major repairs or unfit for use in each block is portrayed by the Condition of Residential Structures Map (Plate V).

Unfortunately the statistics presented on condition are not bright. Attention is called to the heavy concentration of structures in bad condition in the central part of the city. It will be recalled that this area is the oldest section of the city and it is quite likely that these structures have depreciated to the point where ordinary repair fails to keep them in good condition. Such being the case, the only obvious solution is to demolish them and erect new structures.

The summary of the community as a whole reveals that 30.3 percent of the structures and 35.3 percent of the dwelling units are either in need of major repairs or are unfit for use. (See Figure 12). Some idea of what the proportion should be under more normal circumstances may be gained by reference to the summary data, previously mentioned, which set forth the results of 202 Real Property Surveys.[7] Here we find that an average of 17.4 percent of the structures and 16.4 percent of the dwelling units are in need of major repairs or unfit for use. Evidently there

7/ W. P. A., op. cit., pp. 28 & 32.



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SCALE 1 INCH = 1000 FT

PLATE V

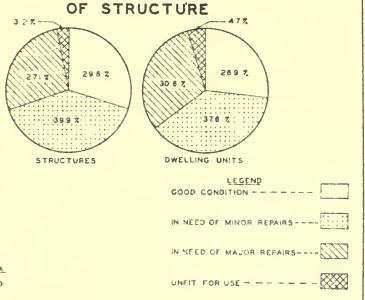
CONDITION OF RESIDENTIAL STRUCTURES MAP

LEGEND

PERCENT OF RESIDENTIAL STRUCTURES IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE	SYMBOL
0	
1 - 9%	
10 - 19%	
20 - 29%	
30 - 39%	
40 - 59%	
60 - 79%	
80 - 100%	

is much room for improvement, and some cause for alarm.

FIGURE 12. DISTRIBUTION OF STRUCTURES AND DWELLING UNITS BY CONDITION OF STRUCTURE



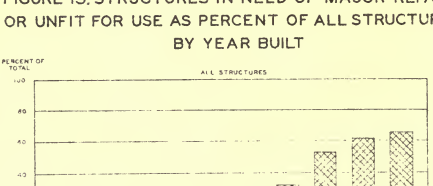
SOURCE OF DATA
TABLE B-9

In general, single-family structures are kept in the best state of repair. However, over one-fourth (28.2 percent) of them are in need of major repairs or unfit for use. It is among the multiple-family structures and the partial conversions where the worst offenders are to be found. (See Table B-10, Appendix B). Very nearly one-half (46.2 percent) of the partial conversions are in need of major repairs or unfit for use. This would lead to the assumption that many of these conversions were hastily and poorly made. It is not likely to be due to aging of structures since conversion, because it was previously shown (Figure 6) that most of the conversions were made in relatively recent years.

As would be expected, the proportion of structures in need of major repairs or unfit for use bears a fairly direct relationship to the age of the structures. (See Figure 13). Differences in the owner's

abilities or inclinations to provide proper repair causes some slight exceptions to the general case. However, it may be in order to reiterate that in the older structures the process of deterioration has progressed to such a stage that upkeep through ordinary repair is no longer possible.

FIGURE 13. STRUCTURES IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF ALL STRUCTURES BY YEAR BUILT



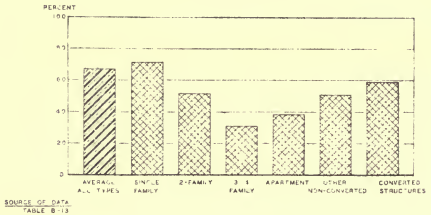
SOURCE OF DATA: TABLE B-11

Finally, in regard to condition of structures, it is interesting to note that nearly one-third (31.2 percent) of all wooden dwellings are in need of major repair or unfit for use. A trifle smaller proportion (29.0 percent) of the brick structures are in a similar condition. (See Table B-12, Appendix B). As to type of structure, apartments present the worst condition, with nearly three-fourths of both wood and stone structures in a serious state of disrepair.

OWNER-OCCUPANCY

About two-thirds (66.8 percent) of all the structures studied show owner-occupancy. That is, one dwelling unit in the structure is occupied by the owner of the building.

FIGURE 14. PERCENT OF STRUCTURES IN WHICH ONE DWELLING UNIT IS OCCUPIED BY OWNER, BY TYPE OF STRUCTURE



SOURCE OF DATA TABLE B-13

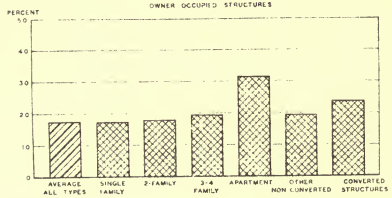
As would be expected, the highest proportion of owner-occupancy is to be found in the single-family dwellings, where 71.1 percent of all dwellings of this type are occupied by their owners. (See Figure 14). Converted structures are also high, showing an owner-occupancy ratio of 59.0 percent.

Comparison of owner-occupancy with age of structure reveals the following interesting relationships: Approximately three-quarters of all structures erected since 1905 are owner-occupied; about one-half of the structures erected during the period 1860-1904 are occupied by owners; while all three of the structures built prior to 1860 are so occupied.

Correlation of owner-occupancy with condition shows that in every type of structure the proportion of owner-occupied structures in need of major repairs or unfit for use is consistently lower than the ratio of such condition among tenant-occupied structures.

Of the 7,416 owner-occupied structures a total of 7,398 reports were obtained regarding the mortgage status of the property. Out of these 7,398 reporting structures a total of 1,305 or 17.6 percent were mortgaged. (See Figure 15).

FIGURE 15. MORTGAGED STRUCTURES AS PERCENT OF ALL OWNER OCCUPIED STRUCTURES, BY TYPE OF STRUCTURE



SOURCE OF DATA TABLE B-4

Among the various types of structures, apartment buildings show the highest ratio mortgaged--31.4 percent. This condition is not unusual since these income producing properties are frequently mortgaged to provide funds for reinvestment, in the security itself, in the form of additions, improvements, etc.

It is among the single-family structures that data on mortgage status are of the greatest significance. We find that 17.3 percent of these structures are mortgaged. That this is a low figure may be seen by comparison with the average of 202 Real Property Surveys where 56.3 percent of all single-family, owner-occupied structures are mortgaged. 1/

1/ W. P. A., op. cit., p. 30

While it may appear that such a low percentage of mortgaged structures is a favorable condition, such a conclusion, it is said, must be limited purely to the point of view of the debtor. From a community standpoint, it is not considered a favorable condition. It will be found, some claim, that a high mortgage ratio goes hand in hand with residential development, while stagnant building activity is reflected by a decrease in the mortgage ratio.

Does this apply in Butte? Generally--yes, with a few qualifications. Following is a tabulation of the ratios of mortgaged single-family, owner-occupied structures to the total structures of the same type, by year built.

1935--1939	15.1%
1930--1934	32.9%
1925--1929	23.2%
1920--1924	25.1%
1915--1919	23.2%
1905--1914	17.7%
1895--1904	13.6%
1885--1894	11.8%
1860--1884	8.2%
1859 or before	33.3%

Excluding the two extremes of the series, we find that the mortgage ratio does tend to decrease as the age of the structures increases--but what about the extremes? The apparent exception in the case of structures built prior to 1860 may be disregarded. Reference to Table B-4 (Appendix B) shows that there are only three structures in this group. This is hardly a representative sample, hence we may disregard the 33.3 percent shown in the tabulation.

But, what about the exception to the trend as reflected by those structures built since 1934? The explanation is simple enough when one recalls the marked constriction in loan activity during the past few years. The following extract from a recent report on Butte's economic condition serves as an excellent illustration of this point:

> "One of the most startling factors of Butte's business activity is the almost complete drying up of bank loans and customer borrowings. Loans and discounts of Butte banks declined from 18 millions in 1929 to less than 3 millions in 1939, while cash reserves more than doubled (from 7⅛ millions to 15⅝ millions). 9/"

This curtailment of the loaning activities of local banks has apparently been reflected in the similar reduction in the volume of loans for home-ownership, etc., made by other agencies. The activities of the federal government in providing means for home-ownership through various subsidized corporations have, perhaps, alleviated the condition somewhat. 10/ However, it is likely that we must accredit the low proportion of mortgaged homes built during the past few years to a lack of means for mortgaging rather than to any reluctance on the part of the individual to assume the indetedness.

About one-fourth (24.9 percent) of all mortgaged structures are in need of major repairs or unfit for use, while a somewhat smaller proportion (22.3 percent) of debt-free dwellings are in this condition. In the case of single-family structures, 23.0 percent of the mortgaged structures and 21.0 percent of those not mortgaged are in a state of disrepair.

The Mortgage Status Map (Plate VI) indicates the percent of single-family, owner-occupied structures subject to mortgage. Note, that in general, the mortgage pattern follows the areas of more recent development. Comparison with the Age of Structure Map (Plate VI) reveals a rather close correlation between structures built since the beginning of the century and mortgaged structures.

9/ See R. R. Renne, "A Preliminary Report of the Butte Economic Survey", Work Projects Administration, October 1939, p.4.

10/ A forthcoming report will deal with the types of mortgages filed in this community and will provide detailed information on the activities of federally financed loan agencies.

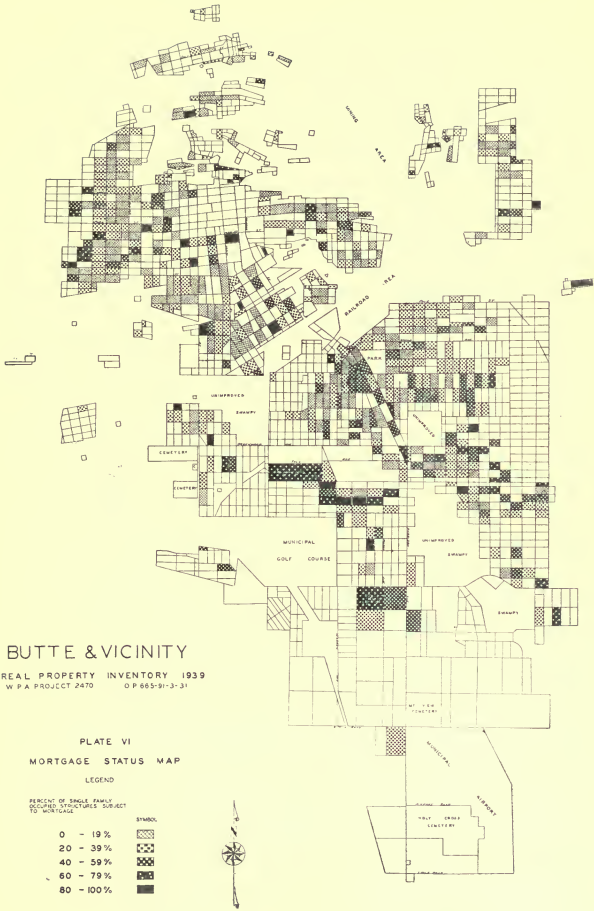

BUTTE & VICINITY
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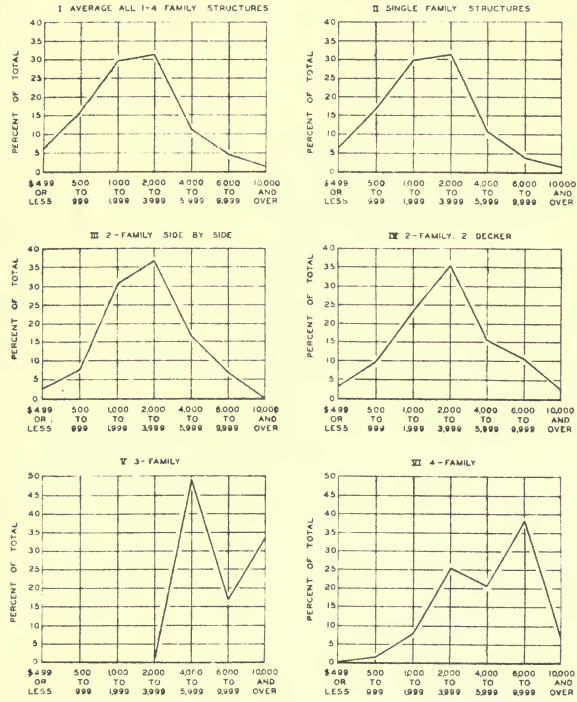
PLATE VI
MORTGAGE STATUS MAP
LEGEND
PERCENT OF SINGLE FAMILY OCCUPIED STRUCTURES SUBJECT TO MORTGAGE
SYMBOL
0 - 19 %
20 - 39 %
40 - 59 %
60 - 79 %
80 - 100 %
RAILROAD
UNIMPROVED
SWAMPY
CEMETERY
MUNICIPAL
GOLF COURSE
MT. VIEW CEMETERY
HOLY CROSS CEMETERY

The distribution by value of property, for 1-4 family, owner-occupied structures is presented in Figure 16. These valuations represent the owner's estimate of the value of the property. Note that one and two-family structures show their heaviest concentration in the $2,000 - $3,999 group. The larger structures naturally show a generally higher valuation with 3-family structures predominately in the $4,000 - $5,999 class and 4-family structures showing a strong concentration in the $6,000 - $9,999 value bracket. It is interesting to observe how few single-family structures are found above $5,000 and how many 4-family structures may be found in the low valuation classes.

Correlation of value of structures with condition reveals some interesting figures. In the total of 1-4 family structures, over one-half (57.1 percent) of the structures valued at less than $500 are in need of major repairs or unfit for use. Nearly as many (45.6 percent) in the next higher valuation bracket ($500 - $999) are in the same condition. In the case of single-family structures, the same relationship obtains, while among 2-family structures the greater proportion of the disreputable structures are to be found in the $1,000 - $1,999 class. One-hundred percent of the 3-family structures in the $4,000 - $4,999 class and one-half of those in the $5,000 - $5,999 class are in need of major repairs or unfit for use. Four-family structures in the $1,000 - $1,999 bracket and those in the $3,000 - $3,999 bracket show a high proportion in bad condition.

The proportion of mortgaged single-family structures in each valuation bracket shows a fairly regular increase from a little over one-tenth (11.9 percent) for the structures valued at less than $500 to about one-third for the structures valued at $10,000 and over.

FIGURE 16. DISTRIBUTION BY VALUE OF PROPERTY FOR 1-4 FAMILY OWNER OCCUPIED STRUCTURES BY TYPE OF STRUCTURE



SOURCE OF DATA
TABLE B-15

STRUCTURES UNDER CONSTRUCTION

As of the date of the Real Property Survey there were 16 residential structures in process of construction in the community. All were the single-family type of dwelling. The distribution of these 16 dwellings by number of rooms was as follows:

No. of Rooms	No. of Structures
1 room	1
2 rooms	3
3 rooms	2
4 rooms	8
5 rooms	1
6 rooms	1
Total	16

Note that 50 percent of these dwellings are of 4-room type. As will be shown later, this is the predominating size of Butte's dwelling units.

Of these sixteen structures it was possible to obtain estimates of probable rental value for fourteen. The distribution of these 14 structures by estimated monthly rental is set forth below:

Monthly Rental	No. of Structures
$4.99 or less	0
$5.00 to $9.99	2
$10.00 to $14.99	1
$15.00 to $19.99	2
$20.00 to $24.99	1
$25.00 to $29.99	3
$30.00 to $39.99	5
Total	14

Note that five (35.7 percent) of these structures have a fairly high rental value. As will be seen later, this is much higher than the median rental value in the community.

B. DWELLING UNITS

As previously mentioned, the 11,106 structures in the metropolitan area of Butte contain 16,419 dwelling units, of which 9,358 or 57.0 percent are single-family structures. For this type, the data presented on residential structures applies with equal meaning to the dwelling unit. However, there are certain data which deal in particular with the dwelling unit itself, whether contained in a single-family structure or whether one of two or more units in a multi-family type of dwelling. These data may be grouped under 16 sub-topics and considered as somewhat distinct subjects. This method of treatment has been followed herein.

OCCUPANCY

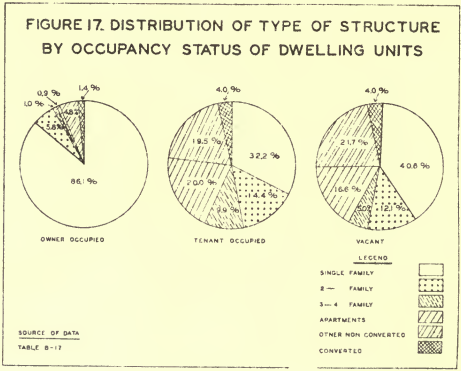
Of the 16,419 dwelling units in the area 7,416 or 45.2 percent are owner-occupied, 8,067 or 49.1 percent are tenant-occupied, while the remaining 936 (5.7 percent) are vacant. These figures show a somewhat higher proportion of owner-occupancy than do the combined results of the 202 Real Property Surveys previously mentioned.[11/] In summarizing the results of these surveys the following proportions are obtained:

Occupancy	Percent of Total Dwelling Units
Owner-occupied	39.0
Tenant-occupied	53.5
Vacant	7.5
	100.0

Single-family structures show the highest ratio of owner-occupancy

11/ W. P. A., op. cit., p. 28

(58.2 percent). Tenant-occupied units make up only a little more than one-fourth of the total (27.7 percent), while only 4.1 percent are vacant units. As would be expected the lowest proportion of owner-occupancy is found in apartment structures. Of these, only 3.9 percent are owner-occupied, 87.7 percent are tenant-occupied, and 8.4 percent are vacant (See Table B-16, Appendix B).



A slightly different method of presenting the relationship between occupancy and type of structure is graphically portrayed in Figure 17. Note that owner-occupancy is almost entirely restricted to single-family structures, while tenant-occupancy and vacancy tend to become more generally distributed among the various structural styles.

A graphic picture of the geographical distribution of owner-occupancy may be obtained by reference to the Owner Occupancy Map (Plate VII). Notice how owner-occupancy tends to concentrate in the areas of more recent development (Refer to Plate IV).

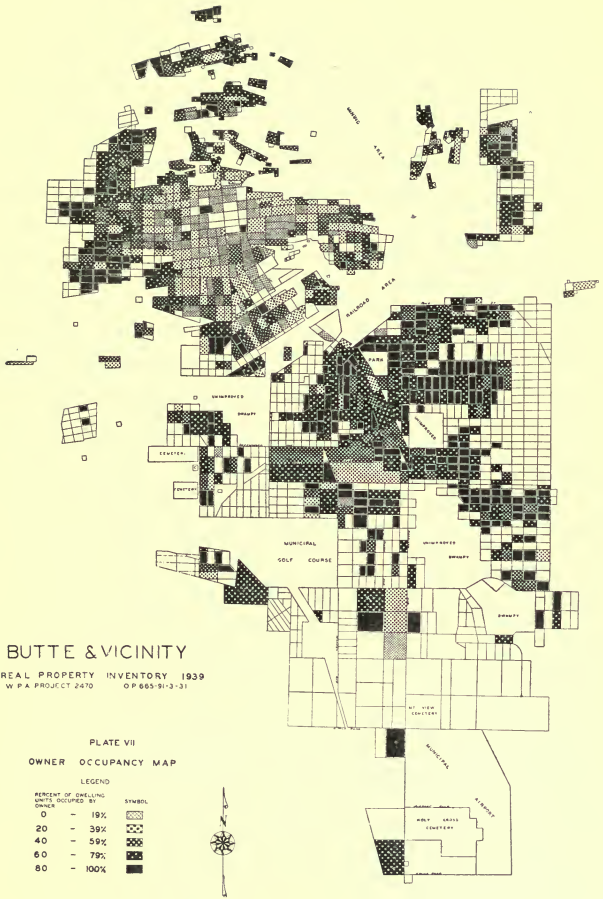

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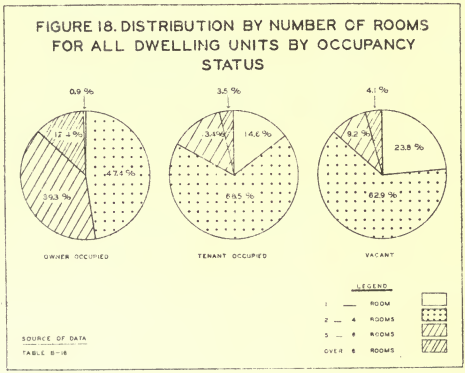
PLATE VII
OWNER OCCUPANCY MAP
LEGEND
PERCENT OF DWELLING UNITS OCCUPIED BY OWNER
SYMBOL
0 - 19%
20 - 39%
40 - 59%
60 - 79%
80 - 100%
RAILROAD AREA
PARK
UNIMPROVED
DRAWN
CEMETERY
MUNICIPAL GOLF COURSE
MT. VIEW CEMETERY
HOLY CROSS CEMETERY

The larger proportion (58.7 percent) of the dwelling units are of 2 to 4-room size, with 4-room the most popular. Less than one-fourth (24.8 percent) of all the units are 5 and 6-room dwellings, while the two extremes (1-room and over 6-rooms) account for a much smaller proportion of total units (1.9 percent and 7.6 percent, respectively). Comparison of size of unit by occupancy status (See Figure 18) reveals that the proportion of 2 to 4-room units among tenant-occupied and vacant units is overwhelmingly in the majority. In the case of owner-occupied units the proportion of 5 and 6-room units more nearly approaches the proportion of 2 to 4-room units.



A somewhat different method of correlating size of unit with occupancy status has been employed in preparing Table B-19 (See Appendix B). Through this analysis we find that owner-occupancy tends to increase

with increase in size of unit, while tenant-occupancy and vacancy show generally opposite trends. For example, in the case of 1-room units, 4.3 percent are owner-occupied, 80.5 percent are tenant-occupied, and 15.2 percent are vacant. Seven-room units present the opposite of this trend, being 80.3 percent owner-occupied, 18.0 percent tenant-occupied, and 1.7 percent vacant.

Among single-family structures the 4-room size is the leader, with the 5-room unit a close second. One and two-room units are in the minority in this structural type, as are units of more than 6-rooms. The detailed distribution of dwelling unit size by type of structure is set forth in Table B-20 (Appendix B). In the case of apartment buildings notice that the 2-room unit is the leader, constituting over one-third (34.3 percent) of the total dwelling units in these structures.

An interesting insight into the unpopularity of the 1-room dwelling unit may be obtained by comparing the vacant units with the total units in each size class. In single-family structures nearly one-half (45.5 percent) of the one-room units are vacant and in apartment structures about one-fifth (20.5 percent) are unoccupied. Among other structural types the vacancy of one-room units is likewise fairly high.

MONTHLY RENTAL OR RENTAL VALUE

Examination of the Average Rental Map (Plate VIII) would lead one to the conclusion that the greater part of Butte's dwelling units have a rental value lying between twenty and forty dollars per month. That this is true may be observed by reference to Table B-21 (Appendix B). Less than one-tenth (9.2 percent) of the dwelling units have a rental value of less than $10.00 per month, while only a few more (12.3 percent) have a rental value of $40.00 or more per month. The remaining 78.5 percent rent from $10.00 to $40.00 per month and of these a little more

than one-half (40.7 percent of the total) have a rental value between twenty and forty dollars per month.

Since it is among tenant-occupied and vacant dwelling units that rental value is of the greater significance, it will be interesting to observe the distribution of such units by average monthly rent. Here somewhat more than one-tenth (13.2 percent) of the dwelling units have a rental value of less than $10.00 while only 8.6 percent have a rental value of $40.00 or more. A little more than one-third (35.9 percent) of these tenant-occupied and vacant dwelling units have a rental of from twenty to forty dollars per month.

Owner-occupancy is more prevalent among the higher rental value classes ($50.00 and over) while a relatively small proportion of such dwelling units are tenant-occupied or vacant. (See Table B-22, Appendix B). Note, however, the peculiar exception to this rule in the case of units having rental values of $100 and over. This is particularly noticeable in the case of the 42 dwelling units having a rental value of $150 or more. Here we find 21 (50.0 percent) to be owner-occupied, 20 (47.6 percent) tenant-occupied, and one (2.4 percent) vacant. The highest ratio of tenant-occupancy is found in the $10.00-$14.99 class where 34.0 percent of the class total are owner-occupied, 5.6 percent are vacant, and 60.1 percent are tenant-occupied. The extreme in vacancies occurs in the $5.00-$9.99 group where 18.7 percent are owner-occupied, 37.4 percent are tenant-occupied, and 43.9 percent are vacant.

Among the various structural types, single-family dwellings show a rental grouping quite similar to the general average of all dwelling units. In general the other structural types do not vary widely from the average pattern. One rather peculiar variation is found in the 3 and 4-family structures, which do not show much representation in the

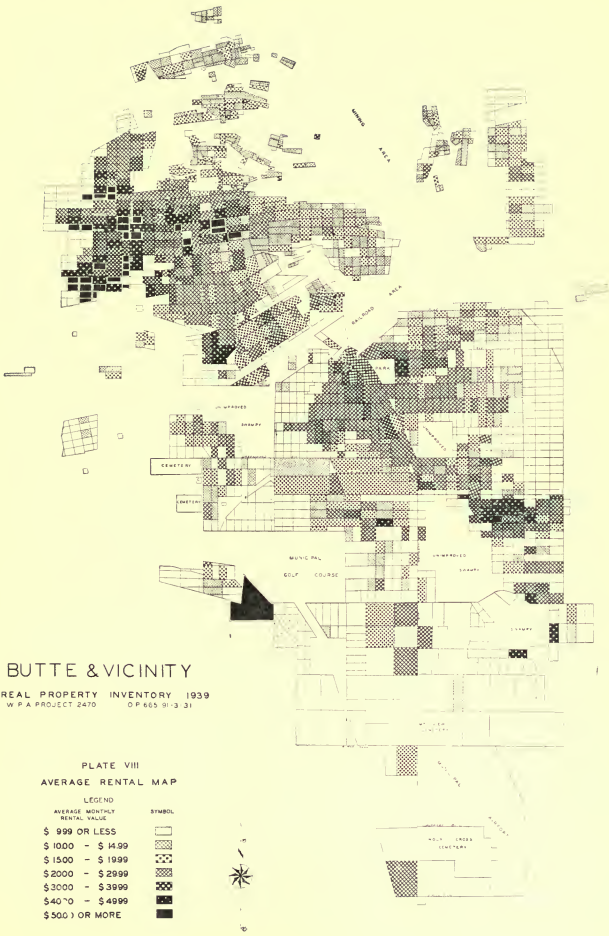


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PLATE VIII

AVERAGE RENTAL MAP

LEGEND

AVERAGE MONTHLY RENTAL VALUE	SYMBOL
$ 999 OR LESS	
$ 1000 – $ 1499	
$ 1500 – $ 1999	
$ 2000 – $ 2999	
$ 3000 – $ 3999	
$ 4000 – $ 4999	
$ 5000 OR MORE	

less than $10.00 class, while apartments have a perfectly normal (9.9 percent) ratio. Again in the case of the 3 and 4-family type there is little representation in the $40 or more class. The loss in these two extremes is made up in the $20.00-$39.99 class where 3-family structures are represented by 51.7 percent and 4-family structures by 62.1 percent of their dwelling units.

It is quite logical to assume that as rental value increases the number of rooms tends to increase. This is generally true. In the case of dwelling units renting for less than ten dollars, 36.8 percent are one-room units and 27.7 percent are two-room units, while only 1.0 percent are larger than 6-rooms in size. In the $10.00-$19.99 rental class 28.2 percent are 3-room affairs, 28.4 percent are 4-room, and only 2.0 percent are larger than 6-rooms. However, 1-room units represent 11.7 percent of the total and 2-room, 13.8 percent. Only 2.1 percent of the units in the $20.00-$39.99 class are 1-room, 9.9 percent are 2-room, while 30.6 percent are 4-room and 21.8 percent are 5-room. In the highest rental group ($40.00 or more) 1-room units constitute but 1.9 percent of the total and 2 to 4-room units, combined, 26.0 percent of the total. Five and six-room affairs make up 40.6 percent of the total while dwelling units of more than 6-rooms are not so prevalent, being only 31.5 percent of the total in this rent class.

The median monthly rental or rental value of all dwelling units is presented in Table B-23 (Appendix B). The median for all dwelling units, regardless of occupancy, is $20.00-$24.99. Owner-occupied structures have the same median rental, while tenant-occupied have a median of $15.00-$19.99, and vacant units a median of $10.00-$14.99. It will be noted that in the case of all dwelling units, the 4-room unit has the same median as the average (20.00-$24.99). The median rental for 4-room, owner-occupied units agrees with the median for all occupied

units. In the case of tenant-occupied units the median value for this occupancy is displayed by the 2-room and 3-room units and among vacant units the 1-room, 3-room, 4-room, and 6-room all have the same median rental as the average of all vacant units.

AGE OF STRUCTURE

Previously it has been pointed out that the greater proportion of the structures, in which Butte's dwelling units are contained, were erected between 1885 and 1919. (See Figure 7). Naturally enough the distribution of dwelling units by year built would show a frequency quite similar to the distribution of structures by year built. (See the curve for dwelling units on Figure 7).

Table B-24 (Appendix B) presents a distribution by year built according to occupancy status. Of interest is the fact that the average proportion of dwelling units built in each year group is fairly constant as between the three types of occupancy.

Table B-25 presents the data of Table B-24 in a slightly different manner. This analysis enables us to study the trends in occupancy status in the structures of each year group. As pointed out before, owner-occupancy and tenant-occupancy are very nearly equal when the total dwelling units are considered, the proportions being 45.2 percent and 49.1 percent, respectively. However, when dwelling units are considered in classes, according to year built, we find that in those units constructed since 1905 owner-occupancy is much more in evidence than tenant-occupancy. For example, among those units constructed during the period 1905 to 1914, 52.1 percent are owner-occupied and 44.2 percent are tenant-occupied. The proportion of owner-occupancy increases as age of structure decreases, until we find, for units erected since 1935, a figure of 64.5

percent for owner-occupancy and 19.1 percent for tenant-occupancy. In dwelling units built after 1904 we find, in general, a contrary trend. Owner-occupancy gradually decreases to 30.6 percent as age increases and tenant-occupancy increases to 61.1 percent (1860-1884).

There are, however, a few noticeable exceptions to these trends, generally caused by the sudden appearances of large proportions of vacancies. It will be noticed that among those units built before 1860, owner-occupancy suddenly jumps to 80.0 percent and vacancy to 20.0 percent, there being no tenant-occupancy. This strange behavior cannot be taken seriously because there are but 5 dwelling units in this group. The really puzzling exceptions become apparent in more recently built dwelling units. Following the upward trend of percentage of owner-occupancy as age of unit decreases one is a bit puzzled to see owner-occupancy drop from 62.0 percent in the 1920-24 group to 52.8 percent in the 1925-29 group and still lower (to 45.0 percent) in the 1930-34 group. In seeking an explanation we would naturally examine the tenant-occupancy trend and find it normal. In the vacancy column, however, we find the explanation in a sudden rise in the proportion of vacancies. In the case of those dwelling units built during the period 1930-34 we are at a loss to explain why the vacancy ratio should leap to over one-third (34.1 percent) of total units.

PLUMBING EQUIPMENT

Of the 16,419 dwelling units in Metropolitan Butte, reports on plumbing facilities were obtained for 16,412. Of these, 6,772 or 41.3 percent do not have adequate sanitary facilities. (See Table B-26, Appendix B). Only 827 or 5.1 percent of Butte's dwelling units have no running water. On the other hand 5,288 (32.3 percent) have no toilet or bath or have shared toilet and bathing facilities. Some idea of how this

compares with other cities may be gained from a study of the combined results of 202 Real Property Surveys.[12] Here we find 5.3 percent of the dwelling units without running water, 15.4 percent with no toilet or with shared facilities, and 21.6 percent with no bath or with shared bathing facilities. Unquestionably the sanitary facilities in Butte's dwelling units are inadequate.

Notice (in Table B-26) that owner-occupied units are in much better condition in regards to sanitary facilities. Here we find only 28.2 percent with inadequate provision. On the other hand, nearly one-half (49.6 percent) of tenant-occupied and about three-quarters (73.9 percent) of vacant dwelling units are without adequate sanitary facilities. No doubt this factor contributes heavily to the reasons for the vacancies.

Table B-27 (Appendix B) presents dwelling units with adequate facilities (at least one toilet and one bath) as a percent of total dwelling units, by monthly rental and by occupancy. As would be expected, the percent of adequacy increases quite regularly with increase in rental value. In general, the best adequacy ratio, as between all three types of occupancy status, is to be found in those dwelling units renting between fifty and seventy-five dollars per month. Here 98.4 percent of the owner-occupied units, 95.7 percent of the tenant-occupied units, and 100.0 percent of the vacant units are fully adequate.

Notice that among vacant units in the low rental brackets, sanitary facilities are not very adequate, while they are highly adequate in the higher rental groups. Evidently lack of sanitary facilities is a contributing factor to vacancy in the low rental groups but probably is largely replaced by high rental considerations as such facilities improve in the higher value brackets.

The percent of dwelling units without adequate sanitary facilities

12/ W. P. A. op. cit., p. 30

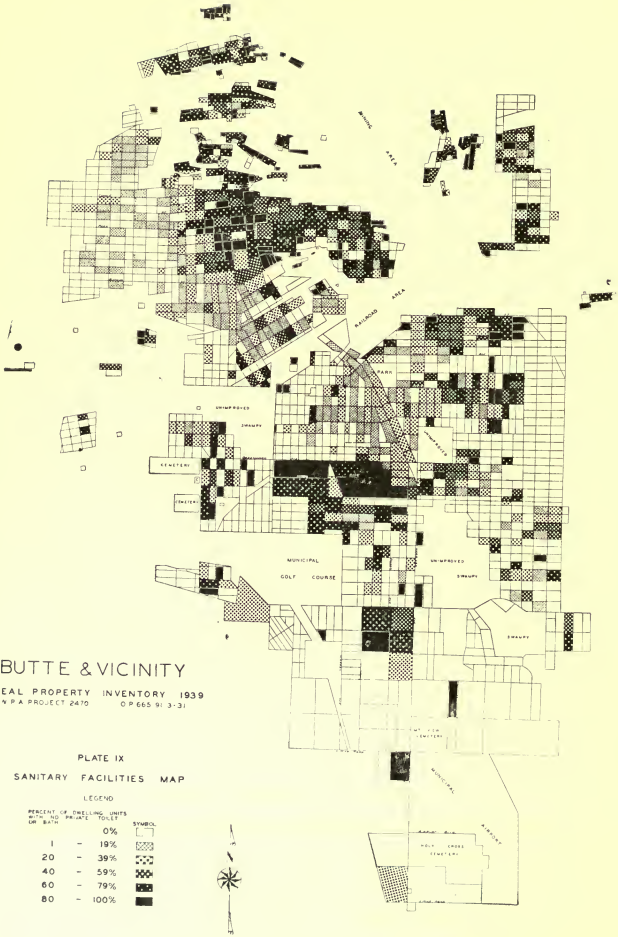

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PLATE IX

SANITARY FACILITIES MAP

LEGEND

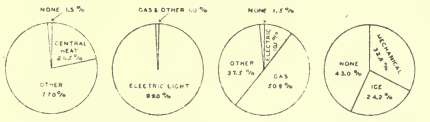
PERCENT OF DWELLING UNITS WITH NO PRIVATE TOILET OR BATH			SYMBOL
0		0%	
1	–	19%	
20	–	39%	
40	–	59%	
60	–	79%	
80	–	100%	

is indicated by blocks on the Sanitary Facilities Map (Plate IX). Your attention is called to the large concentration of inadequacies in Walkerville, Centerville, and the central city area east of Montana Street. A sizeable proportion of Silver Bow Park, McQueen Addition, and that area surrounding the Municipal Golf Course is likewise low in provision for sanitary facilities.

FACILITIES IN DWELLING UNIT

In addition to data on sanitary facilities, the Real Property Survey gathered information regarding heating equipment, lighting equipment, cooking equipment, and refrigeration equipment for nearly all of Butte's dwelling units.

FIGURE 19. DISTRIBUTION OF HEATING, LIGHTING, COOKING, & REFRIGERATION FACILITIES IN ALL DWELLING UNITS



SOURCE OF DATA

TABLES B-28, B-30, B-32, B-34

Figure 19 graphically portrays the status of Butte's dwelling units in regard to these facilities. Less than one-fourth (3,503) of the dwell-

ing units have central heating plants. Of these, 2,054 have central steam or hot water and 1,449 have central warm air. Over three-fourths have gas stoves, coal or wood stoves, and other non-centralized heating plants while 1.5 percent of the units have no provision whatever for heating purposes. The results of 202 Real Property Surveys show an average of 58.7 percent of the dwelling units with central heating plants.[13]

In lighting equipment, Butte with 99.0 percent of the units supplied with electric light, is better equipped than the average of the 202 cities previously mentioned. These cities show an average of 93.5 percent of their units equipped with electric light and 6.5 percent with gas and other means of lighting.[14]

In cooking equipment, gas leads in popularity; over one-half (50.9 percent) of the dwelling units in Butte being so equipped. About one-tenth (10.1 percent) of the units use electricity for cooking, 37.5 percent use coal, wood, oil, etc., while 1.5 percent have no facilities for cooking. In the 202 cities, gas again leads with 80.9 percent of the dwellings so equipped. Only 2.3 percent use electricity for cooking purposes.[15]

About one-third (32.8 percent) of Butte's dwelling units have mechanical (gas or electric) refrigeration, about one-fourth (24.2 percent) have ice refrigeration, while 43.0 percent have no provision for refrigeration facilities. In the 202 cities the averages are not available on this facility. However, figures presented on 51 U. S. cities show the following:

13/ W. P. A., op. cit., p. 32.
14/ W. P. A., op. cit., p. 32. (We assume here that electric lighting is the more desirable type. This seems to be a generally accepted fact.)
15/ W. P. A., op. cit., p. 32.

Mechanical - - - 27.7 percent
Ice - - - - - - 52.7 percent
None - - - - - - 19.6 percent
100.0 percent [16]

In comparison with these figures, Butte appears better provided with mechanical refrigeration, but shows a much higher proportion of dwelling units with no means of refrigeration.

In Table B-28 (Appendix B) notice that owner-occupied and tenant-occupied dwelling units are almost equally balanced as between central heat and other heating facilities. As between the different types of central heat, owner-occupied units show a preference toward warm air, 69.9 percent of the central heating plants in owner-occupied dwelling units being of this type. On the other hand, 79.9 percent of the central heating plants in tenant-occupied units are of the steam or hot water type. In the vacant dwelling units 12.0 percent have central steam or hot water, 1.2 percent have central warm air, 63.7 percent have other than central heating, while nearly one-fourth (23.1 percent) have no heating facilities whatever. Little wonder, then, that they are vacant.

Table B-29 (Appendix B) shows dwelling units with central heating plants as a percent of all dwelling units by monthly rental and by occupancy. Notice that, in general, central heating facilities become more common as rental value increases. In a climate where some heat is necessary for 6 to 8 months of the year, this trend is to be expected.

Electric lighting is so nearly universal in Butte that little of supplementary nature can be presented. In passing, two facts of some interest can be pointed out. Of 874 vacant dwelling units, 45 or 5.1 percent have neither electric nor gas light (See Table 30, Appendix B). This undoubtedly contributes to the causes of vacancy. Correlation of electric lighting with rental value shows that the facility bears lit-

16/ W. P. A., op. cit., p. 247.

tle relation to the rental except in the very lowest rental brackets. (See Table B-31, Appendix B). In those dwelling units renting below $10 per month we find somewhat less than the average provision for electric lighting.

It would seem that almost all dwelling units would have some means provided for cooking meals, yet out of 883 vacant units, 210 or 23.8 percent have no facilities of this nature. (See Table B-32, Appendix B). Furthermore, there are some units in the higher rental classes which do not have gas or electric cooking and must depend upon wood, coal, oil, or similar fuel. (See Table B-33, Appendix B). However, it is evident from the table that gas or electric cooking facilities tend to become more common as rental value rises.

As would be expected, mechanical refrigeration is most common in owner-occupied dwelling units. (See Table B-34, Appendix B). However, it is a bit startling to learn that 32.5 percent of the owner-occupied units, 48.7 percent of the tenant-occupied units, and 81.8 percent of the vacant units have no refrigeration facilities. It would be natural to assume that mechanical refrigeration would become more common as rental value increased. However, this is not necessarily true. (See Table B-35, Appendix B). Among owner-occupied units the trend doesn't mean much because the ability to buy a mechanical refrigerator bears no relation to possible rental value of the unit. On the other hand, in tenant-occupied units, where refrigeration equipment is included in the rent paid, one would suppose that finer refrigeration facilities would be found in the higher rental brackets. The highest provision of refrigeration is found in those units renting for twenty to twenty-five dollars per month. In this group, 26.7 percent of the units have mechanical refrigeration. Contrast this with those units renting for 150 dollars or more per month, where only six-tenths of one percent provide mechanical

refrigeration. However, if the tenant used his own refrigerator it is not considered as a facility of the dwelling unit. This of course may account for the low proportion in the high rental brackets since tenants of such dwelling units may prefer to own their own equipment. This should not be taken as an indication that these high rental units are generally unfurnished, however. On the contrary, among the tenant-occupied units, a greater proportion of those in the $150 per month class than of those in the $20 to $25 per month class have the furniture included in the rent. The proportions are 60.0 percent and 55.4 percent, respectively. (See Table B-37, Appendix B).

FURNITURE INCLUDED IN RENT

The results of the Real Property Survey show that out of 8,910 rental dwelling units (i.e., tenant-occupied and vacant units), 4,715 or 52.9 percent are furnished by the landlord. In general, the proportion of furnished units decreases as the number of rooms increase. (See Table B-36, Appendix B). The highest ratio among occupied units is found in the case of 1-room dwellings where 92.4 percent are furnished. The other extreme is found in the case of 7-room units where only 13.9 percent are furnished. In occupied units of 8 rooms or more the proportion rises suddenly to show 29.6 percent as furnished. On the other hand, in the case of vacant units of 8 rooms or more, not one of 22 units is furnished.

In Table B-37 (Appendix B) it is interesting to note that the proportion of furnished units to total units increases with increase in rental until the fifteen-dollar bracket is reached. From here it declines with ascending rental until the one-hundred dollar class is reached. At this point the proportion jumps very rapidly to a peak of 60.0 percent in the case of units renting for 150 dollars or more per

month.

CONDITION OF DWELLING UNIT

It has been shown (See Figure 12) that nearly one-third (35.3 percent) of all dwelling units in the metropolitan area of Butte are in need of major repairs or unfit for use. The condition of dwelling units by occupancy status reveals that the proportion of owner-occupied dwelling units in need of major repairs or unfit for use is less than the average, being 22.6 percent, while in the case of tenant-occupied units the proportion is greater than the average, amounting to 43.8 percent. (See Figure 20). Among vacant dwelling units the proportion of units in need of major repairs or unfit for use exceeds one-half of all such units (62.9 percent). Here is, undoubtedly, a powerful factor contributing to the vacancy status.

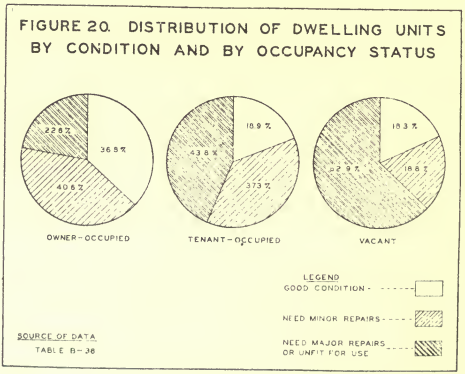


Table B-39 (Appendix B) correlates condition and occupancy in an interesting manner. Examination of this table reveals that of the dwelling units in good condition, 61.7 percent are owner-occupied, 34.4 percent are tenant-occupied and 3.9 percent are vacant. Among units in need of minor repairs, 48.6 percent are owner-occupied, the same proportion (48.6 percent) are tenant-occupied, and 2.8 percent are vacant. On the other hand, of the dwelling units found to be in need of major repairs or unfit for use, 28.9 percent are owner-occupied, 60.9 percent are tenant-occupied, and 10.2 percent are vacant.

As between types of structures, housing the dwelling units, it is interesting to note that units in single-family structures show 29.5 percent of their total to be in need of major repairs or unfit for use. As to occupancy, 64.6 percent of the vacant dwelling units in single-family structures are in this serious condition, as well as nearly one-half (45.1 percent) of the tenant-occupied units and less than one-fourth (21.3 percent) of the owner-occupied units (See Table B-40, Appendix B).

A study of condition by number of rooms in the dwelling unit shows that the highest proportion of units in need of major repairs or unfit for use is to be found in the case of 1-room units. Here, an average of 69.0 percent of the units are in poor condition. (See Table B-41, Appendix B). As among types of occupancy it will be noted that in the case of all occupied dwelling units the greatest ratio in poor condition is again found to be among the 1-room units. However, the greatest proportion of vacant dwelling units in need of major repairs or unfit for use is found in the case of 3-room units where practically three-quarters (74.5 percent) of the total are in this condition.

In correlating physical condition with the rental or rental value, one would quite naturally expect that the proportion of dwelling units in poor condition would decrease as rental value increased. This is

generally true, as may be seen by inspection of Table B-42 (Appendix B). However, it is interesting to note that while the proportion of dwelling units in need of major repairs or unfit for use drops from 78.1 percent, in the case of units renting for less than $5, to 5.9 percent, in the case of units renting for $40.00 - $74.99; it rises again to 13.4 percent for those units renting for $75.00 - $99.99, and to 21.5 percent for those renting for $100.00 - $149.99. Finally, in the case of units renting above $150.00, it reaches up to place over one-third (34.2 percent) of the total units in the "poor condition" category.

As would be expected, those units with inadequate sanitary facilities show a high index of unsatisfactory condition. Table B-43 (Appendix B) shows the dwelling units in need of major repairs or unfit for use as a percent of the total dwelling units in each classification of sanitary facilities. It will be noted that the poor condition index tends to rise as the adequacy of sanitary facilities decreases.

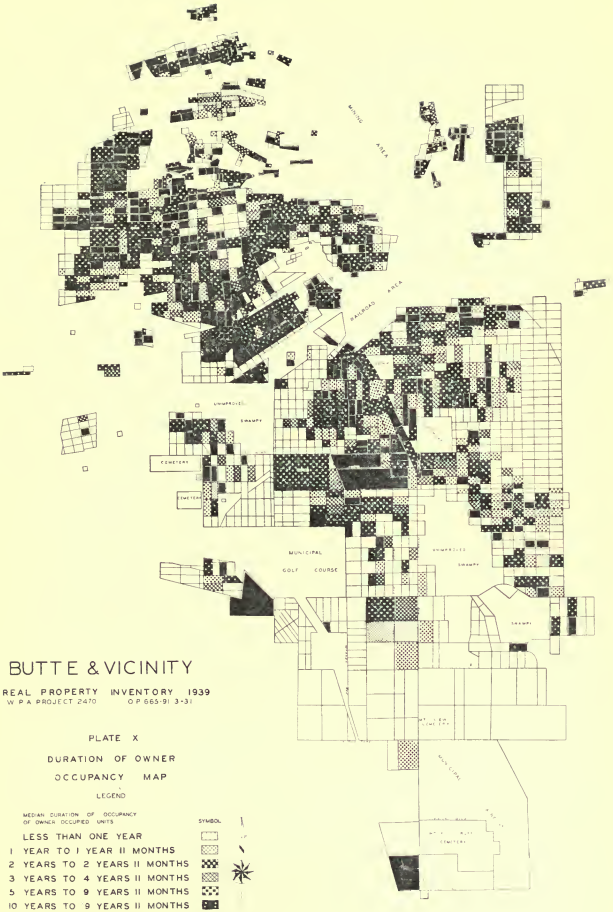


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PLATE X

DURATION OF OWNER OCCUPANCY MAP

LEGEND

MEDIAN DURATION OF OCCUPANCY OF OWNER OCCUPIED UNITS	SYMBOL
LESS THAN ONE YEAR	
1 YEAR TO 1 YEAR 11 MONTHS	
2 YEARS TO 2 YEARS 11 MONTHS	
3 YEARS TO 4 YEARS 11 MONTHS	
5 YEARS TO 9 YEARS 11 MONTHS	
10 YEARS TO 19 YEARS 11 MONTHS	
20 YEARS OR MORE	

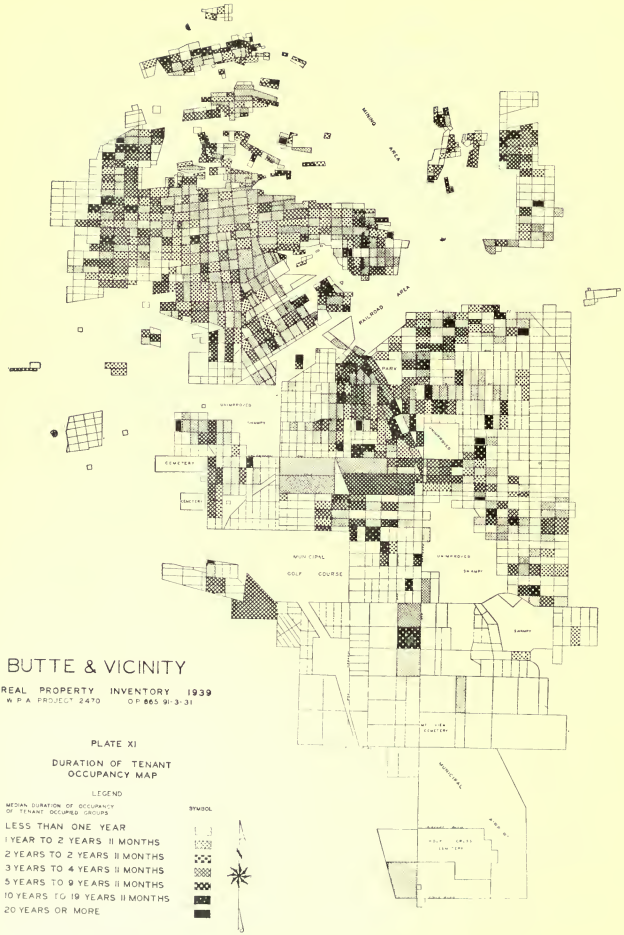

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PLATE XI

DURATION OF TENANT OCCUPANCY MAP

LEGEND

MEDIAN DURATION OF OCCUPANCY OF TENANT OCCUPIED GROUPS	SYMBOL
LESS THAN ONE YEAR	
1 YEAR TO 2 YEARS 11 MONTHS	
2 YEARS TO 2 YEARS 11 MONTHS	
3 YEARS TO 4 YEARS 11 MONTHS	
5 YEARS TO 9 YEARS 11 MONTHS	
10 YEARS TO 19 YEARS 11 MONTHS	
20 YEARS OR MORE	

DURATION OF OCCUPANCY AND VACANCY

How long have Butte home-owners lived in their present homes? How long have Butte tenants occupied their present quarters? How long have vacant dwelling units been vacant?

The statistics which have been gathered to answer these questions present some very interesting facts. The Duration of Owner-Occupancy Map (Plate X) and the Duration of Tenant-Occupancy Map (Plate XI) present the statistics by individual blocks. Of interest in Plate X is the large distribution of owner-occupancy of a duration of 20 years or longer. In Plate XI, notice how little tenant-occupancy can be found of a duration of 5 years or longer. Attention is called to the fact that the areas of largest tenant duration are to be found in the suburban areas. Since uptown dwelling units are more attractive, generally, to transient tenants it is only natural that in these areas the median duration of tenant-occupancy is generally quite low.

The figures on duration of occupancy for all occupied dwelling units reveal that 14.0 percent have a duration of occupancy of less than 6 months, while, on the other extreme, 16.6 percent show a duration of 20 years or longer. The average for 202 Real Property Surveys, previously mentioned, shows that 24.3 percent of the dwelling units have a duration of occupancy of less than one year while 44.9 percent show a duration of occupancy of 5 years or longer.[17] Using comparable statistics for Butte, one finds that 21.0 percent of the units have a duration of occupancy of less than one year while 48.2 percent show a duration of occupancy of 5 years or longer. (See Table B-44, Appendix B).

In the 202 cities 4.0 percent of the owner-occupied units have been

17/ W. P. A., op. cit., p. 32

occupied by the same family group for less than one year, while 80.8 percent have been occupied for 5 years or longer.[18] Among tenant-occupied units 39.6 percent have been occupied for less than one year and 17.9 percent have been occupied for 5 years or longer.[19] In the same cities, 47.7 percent of the vacant dwelling units have been vacant for less than 6 months, while 19.0 percent have been vacant for 2 years or longer.[20]

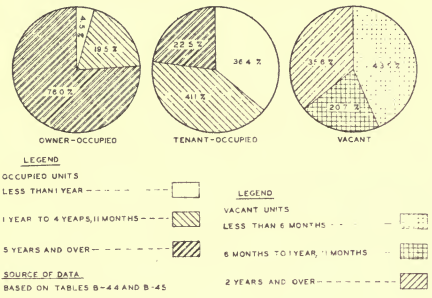
How does this compare with Butte? Here we find that among owner-occupied dwelling units 4.5 percent have been occupied less than one year and 76.0 percent have been continuously occupied for 5 years or longer. (Figure 21). Over one-third (36.4 percent) of the tenant-occupied units have been occupied for less than one year and 22.5 percent have been occupied for 5 years or longer. In the case of vacancies, 43.5 percent have been vacant for less than six months, while, on the other hand, over one-third (35.8 percent) have been vacant 2 years or more. (See Figure 21).

Correlation of condition with duration of occupancy reveals that the proportion of dwelling units in need of major repairs or unfit for use decreases as duration of occupancy increases. (See Table B-46, Appendix B). In the case of units occupied for less than 6 months, 44.8 percent are in poor condition. On the other hand, among units occupied 20 years or longer, about one-fourth (24.9 percent) are in this condition.

Table B-47 (Appendix B) presents the proportion of vacant units in need of major repairs or unfit for use by duration of vacancy. Notice that 43.5 percent of the units vacant for less than one month are in poor condition while over twice as many (88.5 percent) are in poor condition in the case of units vacant for 3 years or more.

18/ W. P. A., op. cit., p. 35
19/ W. P. A., op. cit., p. 38
20/ W. P. A., op. cit., p. 40

FIGURE 21. DURATION OF OCCUPANCY AND VACANCY IN BUTTE DWELLING UNITS



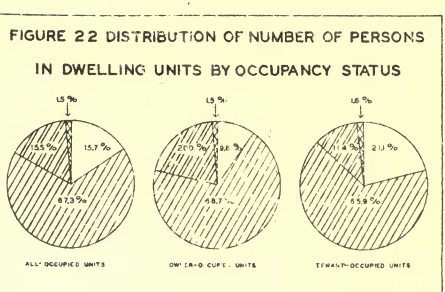
RACE OF HOUSEHOLD

Statistics on race of household reveal that Butte has little of a racial problem to consider. Out of 15,483 occupied dwelling units 15,366 (99.3 percent) are occupied by white people, 67 (0.4 percent) by negroes, and 50 (0.3 percent) by people of other races. (See Table B-48, Appendix B). Of the 67 dwelling units occupied by negroes, 14 (20.9 percent) are owned by the occupants and 53 (79.1 percent) are rented. In the case of other races, out of a total of 50 dwelling units, 9 (18.0 percent) are owner-occupied, and 41 (82.0 percent) are tenant-occupied.

NUMBER OF PERSONS IN HOUSEHOLD

Out of the total of 15,482 occupied dwelling units, on which data were obtained on size of household, 2,427 (15.7 percent) were households of one person, 10,415 (67.3 percent) were households of 2 to 4 persons, 2,407 (15.5 percent) were households of 5 to 8 persons, and 233 (1.5 percent) were households of 9 or more persons. (See Figure 22). It will be noted that the greatest single distribution is found in the case of households of 2 persons, this size representing 28.4 percent of the total. It is evident, also, that practically the same proportions obtain as between the two types of occupancy.

FIGURE 22 DISTRIBUTION OF NUMBER OF PERSONS IN DWELLING UNITS BY OCCUPANCY STATUS



SOURCE OF DATA
TABLE B—48

If one were to compare this distribution of size of household in respect to race of occupants he would find that this preponderance of 2-person households obtains only in the case of white occupants. Among Negro householders over one-half (52.2 percent) are 1-person households,

one-third (33.3 percent) are 2-person households, while only 14.5 percent are households of 3 persons or more.

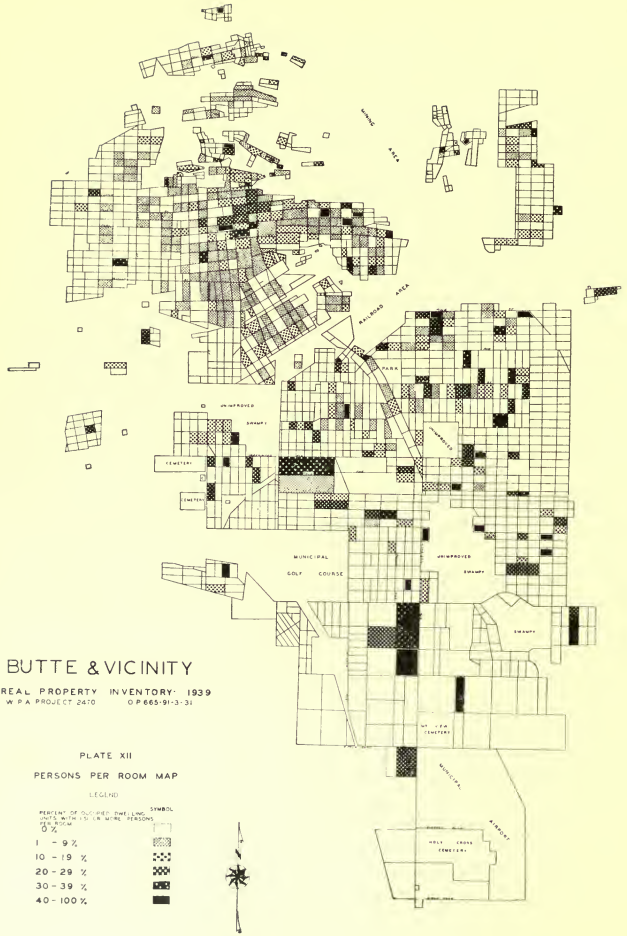
Among other races over one-third (38.3 percent) are 1-person households, 19.1 percent are 2-person households, 29.2 percent are households of 3 to 7 persons, and a relatively large proportion (12.8 percent) are households of 8 persons or more.

A study of single-family detached dwelling units (probably the ideal type) reveals that the average size of household is 3.4 persons, while the average for all dwelling units (in all structural types) is 3.1 persons per household. No other type of dwelling unit (that is structural type) exceeds the average for the single-family group, although several approach it.

If we group the dwelling units according to monthly rental or rental value and compute the average size of household for each group we find that in the case of units of a rental value below $5 per month the average number of persons per unit is 1.6 while in those units having a rental value of $150 or more the average size of household is 6.0 persons. The median size of 3.1 persons per unit is found among units having a rental value of $15.00 - $19.99 and is closely approximated in the rental classes from $20.00 up to $75.00.

In a similar manner, we may group dwelling units by physical size (i. e., by number of rooms) and determine the average size of household in each group. Again we find that the average size of household increases with size of the dwelling unit. One-room units exhibit an average of 1.3 persons per unit, while units of 8 or more rooms have an average of 5.4 persons per unit. The median of 3.1 persons per unit is most nearly realized in the case of 4-room dwelling units, with an average of 3.2 persons per unit.

Table B-50 (Appendix B) presents data dealing with the age of all



BUTTE & VICINITY

REAL PROPERTY INVENTORY· 1939
W P A PROJECT 2470 O P 665-91-3-31

PLATE XII

PERSONS PER ROOM MAP

LEGEND

PERCENT OF OCCUPIED DWELLING UNITS WITH 1.51 OR MORE PERSONS PER ROOM	SYMBOL
0 %	
1 - 9 %	
10 - 19 %	
20 - 29 %	
30 - 39 %	
40 - 100 %	

persons in Butte's dwelling units. Notice the small proportion (1.5 percent) of persons under 1 year of age as well as the small proportion (3.6 percent) of persons 65 years and over. In connection with these two extremes it is interesting to note that the greater proportion (66.8 percent) of persons under 1 year of age are of tenant families while the greater proportion (67.2 percent) of persons of 65 years or over are owners. Notice that the proportions are almost exactly reversed.

These reports on age were obtained for a total of 49,017 persons. Of these, the greater proportion (68.4 percent) are 20 to 64 years of age. As between the two types of occupancy 25,488 (52.0 percent) of all persons are owners and 23,529 (48.0 percent) are tenants. Of the 33,502 persons between the ages of 20 and 64 years, 17,155 (51.2 percent) are owners and 16,437 (48.8 percent) are tenants. It is interesting to observe that the greater proportion of persons below 10 years of age are tenants.

PERSONS PER ROOM

The data on the number of persons per room in each dwelling unit is of considerable significance in measuring the adequacy of housing in a city. As to just what constitutes over-crowding in dwelling units, seems to be a more or less moot question as between both laymen and housing experts. However, the government has established a standard of 1.5 persons per room as the maximum concentration which may be attained without being classed as overcrowded.

The Persons Per Room Map (Plate XII) presents, for each block, the percent of occupied dwelling units which exceed this standard, i. e., have more than 1.5 persons per room. Evidently the most generally bad area is again the central part of the city, although over-peopled units

may be found quite widely scattered over the metropolitan area.

Summarizing the community as a whole, we find that among all occupied dwelling units 93.9 percent have 1.5 persons per room or less and 6.1 percent have more than 1.5 persons per room. (See Table B-51, Appendix B). An idea of how this compares with other cities may be gained by comparing these figures with those obtained by summarizing the results of 51 Real Property Surveys.[21] Here we find an average of 96.3 percent of the units to be of the 1.5 person per room class or lower, while only 3.7 percent have more than 1.5 persons per room. As between types of occupancy one finds that 3.7 percent of the owner-occupied and 8.2 percent of the tenant-occupied units in Butte to have more than 1.5 persons per room. Comparative figures on occupancy distribution are not available.

Among structural types the greater proportions of dwelling units with more than 1.5 persons per room are to be found in the case of units contained in apartments, business with dwelling units, and completely converted structures. Apartment buildings of 20 to 39 units are the worst offenders, 14.6 percent of their units having more than 1.5 persons per room.

The proportion of congested dwelling units decreases regularly as the number of rooms in the dwelling unit increases. Among 1-room units 17.9 percent have more than 1.5 persons per room, while among units of 8 or more rooms only 2 percent are so congested. The proportions for tenant-occupied units are practically the same, but in the case of owner-occupied units 49.2 percent of the 1-room units have more than 1.5 persons per room, while among 8 or more room units the proportion drops to 1.0 percent.

As would be expected, the proportion of over-crowded units tends

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21/ W. P. A., op. cit., p. 248

to decrease as rental value increases. However, upon reaching the $100 rental class we find that the proportion increases appreciably. (From 0.8 percent in the $75.00 class to 7.7 percent in the $100.00 class).

By correlating persons per room with condition of dwelling unit we find that the proportion of over-crowded units increases from 2.7 percent, for units in good condition, to 5.2 percent for units in need of minor repairs, 9.6 percent for units in need of major repairs, and to 11.3 percent for units which are unfit for use. In the case of owner-occupied units the proportions are 1.8 percent, 3.6 percent, 6.4 percent, and 17.7 percent, respectively, and among tenant-occupied units they are 4.4 percent, 6.7 percent, 11.3 percent, and 10.2 percent.

EXTRA FAMILIES IN HOUSEHOLD

Of passing interest is the data on extra families in the dwelling units.[22] Out of a total of 15,482 reports, only 98 dwelling units have extra families. (See Table B-55, Appendix B). Notice that of these 98 extra families, 76 or 77.6 percent are in owner-occupied dwelling units.

How large are these extra families? The answer may be gleaned from an examination of Table B-56 (Appendix B). Out of the total of 98 extra families it was possible to obtain the size of 91; of these, 42 (46.1 percent) are families of 2 persons. A total of 15 (16.5 percent) are families of 1 person while, at the other extreme, only 6 (6.6 percent) are families of 5 persons or more.

22/ "Extra families" refers to one or more persons living with a family group (and possibly sharing expenses) who would probably live in a separate dwelling unit if it were economically possible. This classification would, therefore, include married children living at home for economic reasons, unemployed family friends, etc. In some cases it may also include roomers who, though paying rental, cannot afford to maintain a separate dwelling unit but eventually intend to do so.

These data are of interest in a study of housing conditions because through their use we are enabled to determine how many dwelling units (either new ones or those now vacant) will be required when economic conditions improve. Doubtless many of these individuals or groups, who are now doubled up or are living as roomers because of their present financial status, will be looking for dwelling units of their own when economic conditions improve.

It is evident, from the figures given above, that there will not be a very large demand for additional units from these extra families.

HOUSEHOLDS WITH ROOMERS

The data on roomers refer to persons in the dwelling unit who have contractual arrangements to pay a specified rent for a certain room (or rooms). In addition, to be classified as roomers they must bear no family relationship to the principal family in the dwelling unit. This classification excludes persons living as part of the common household (regardless of relationship) and sharing expenses.

Only 2.7 percent of the households in Butte have roomers, the proportion being identical for both owner and tenant-occupied units. (See Table D-57, Appendix B). Somewhat less than one-half (44.4 percent) of these households with roomers have but one roomer, the balance housing from 2 to 11 or more individuals as roomers.

As to the condition of the dwelling units in which these families with roomers are housed, it is interesting to note that the units in poor condition house more roomers than those in good or fair condition. Of those units in good condition, 1.8 percent have roomers in the household. Of those in fair condition (i. e., in need of minor repairs) 2.8 percent have roomers. Dwelling units in need of major repairs have roomers in

3.3 percent of their total number, while of those unfit for use 17.8 percent have roomers.

Another interesting revelation is that over one-tenth (11.8 percent) of the units with roomers average more than 1.5 persons per room. Among dwelling units without roomers only 5.8 percent are so congested. Furthermore the proportion of congested units increases quite rapidly as the number of roomers increases. About one-fourth of those units having 5 or more roomers are over-crowded.

HOUSEHOLDS WITH CHILDREN

A rather high proportion (63.9 percent) of Butte households have no children under 15 years of age. Of those having children 18.1 percent have one child, 10.7 percent have two children, and 7.3 percent have 3 or more children. (See Table B-52, Appendix B).

How are these children distributed among dwelling units as to size, rental value, congestion, and condition of the units? Among 1-room units only 4.6 percent have children in the household, the proportion increasing until we find that in 6-room units 43.8 percent have children. As to rental value, the greater proportion of dwelling units with children are to be found among units renting for $15.00 - $25.00 per month.

Table B-53 (Appendix B) reveals that an average of 11.5 percent of those units having more than 1.5 persons per room have children in the household. Furthermore, the proportion increases as number of children increases. Perhaps this may be considered a natural state of affairs but this does not disguise the fact that the situation is decidedly unfortunate. Notice that among tenant-occupied units over three-f rths (77.5 percent) of the households having 5 or more children are congested.

What is the condition of the dwelling units where children are in-

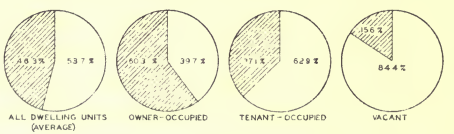
cluded in the household? Here again, we find an unfortunate state of affairs. About one-third (32.1 percent) of all households with children are housed in dwelling units which are in need of major repairs or unfit for use. In the case of all households of 5 children or more, over one-half (54.3 percent) are in this poor condition. The situation is particularly bad in tenant-occupied dwelling units, (See Table B-54, Appendix B).

SUBSTANDARD DWELLING UNITS

Dwelling units may be classified as substandard on one or both of two counts. Physically substandard units are so designated if they possess one or more of the deficiencies listed below:

1. Needs major repairs.
2. Unfit for use.
3. No private flush toilet.
4. No private bathing unit.
5. No running water.
6. No installed heating facilities.
7. No electric or gas lighting facilities.

FIGURE 23. PROPORTION OF SUBSTANDARD DWELLING UNITS BY OCCUPANCY STATUS



SOURCE OF DATA
TABLE B-58

On the other hand a unit may be classified as substandard as to occupancy if (1.) there are more than 1.5 persons per room or (2.) if there are two or more families in the dwelling unit.

Of Butte's 16,419 dwelling units, 8,813 or 53.7 percent are either physically substandard, occupancy substandard, or both. As to occupancy status, 39.7 percent of the owner-occupied units, 62.9 percent of the tenant occupied units, and 84.4 percent of the vacant units are substandard. (See Figure 23).

Of the 8,813 substandard dwelling units 7,839 or 88.9 percent are physically substandard only, 207 (2.4 percent) are occupancy substandard only, while 767 or 8.7 percent are both physically and occupancy substandard. (See Table B-58, Appendix B). Among owner-occupied, substandard units 89.6 percent are physically substandard only, 3.3 percent are occupancy substandard only, and 7.1 percent are substandard on both counts. Of the tenant-occupied, substandard units 86.8 percent are physically substandard only, 2.2 percent are substandard as to occupancy and 11.0 percent are both physically and occupancy substandard. Naturally, all vacant dwelling units are physically substandard only.

There are several other things that can be learned about these substandard dwelling units. For example, what about the rental values of such dwellings; and are substandard units confined to the lower rental brackets? Not by any means. It is true that the proportion of substandard units decrease as rents increase--but only to a certain point. In those dwelling units renting for less than $5 per month we find that 98.8 percent are substandard. The proportion falls, as rental increases, until it reaches the low of 8.1 percent for those units in the $50.00 - $74.99 class. However, from this point on the proportion of substandard

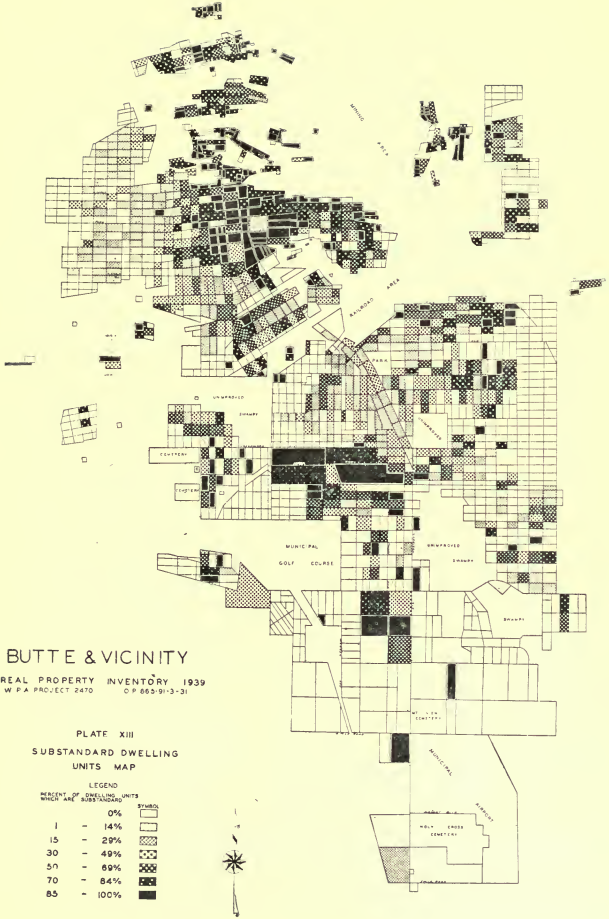
units rises, as shown below:

Rental Group	Percent Substandard
$50.00 - $74.99	8.1
$75.00 - $99.99	17.7
$100.00 - $149.99	25.8
$150.00 or more	45.2

One might inquire as to who lives in these substandard units. He might be surprised to learn that over one-half (51.6 percent) of white households are in such units. On the other hand 83.6 percent of the negro occupied units and 86.0 percent of those occupied by other races are substandard. (See Table B-59, Appendix B).

One interesting inter-relationship of substandard units, race of household and number of persons in the dwelling unit is presented in Table B-60, (Appendix B). Notice that 80.0 percent of the 1-person white households are substandard while 67.2 percent of white households of 8 persons or more are inadequate. This again is strong evidence that physically substandard conditions are in the majority. Notice, also, the very high proportions of substandard units among those occupied by negroes and other racial groups.

The substandard Dwelling Units Map (Plate XIII) presents the percent of dwelling units which are substandard in each block of Metropolitan Butte. As pointed out so often in this report, the central and older sections of the city are the worst offenders.


BUTTE & VICINITY
REAL PROPERTY INVENTORY 1939
W.P.A. PROJECT 2470 O.P. 665-91-3-31
PLATE XIII
SUBSTANDARD DWELLING UNITS MAP
LEGEND
PERCENT OF DWELLING UNITS WHICH ARE SUBSTANDARD
SYMBOL
0%
1 - 14%
15 - 29%
30 - 49%
50 - 69%
70 - 84%
85 - 100%
MUNICIPAL GOLF COURSE
UNIMPROVED
HOLY CROSS CEMETERY
MUNICIPAL AIRPORT

LOW INCOME HOUSING AREA SURVEY
BUTTE MONTANA
FAMILY SCHEDULE
FORM FC-1

1 SERIAL NO. _____
2 DATE (RPS) _____ (PC-1) _____
3 ENUMERATOR _____
4 STREET _____
5 STREET NO. _____
7 TRU NO. _____ 8 BLOCK NO. _____
9 STRUCTURE NO. _____
10 APARTMENT NO OR LOCATION _____

SECTION E ADEQUACY
1 CODE
2 CONDITION OF DWELLING 3 OCCUPANCY
A SUBSTANDARD ☐ A PERSONS PER ROOM ___
B STANDARD ☐ B NO OF SUBHEADS ___

SECTION F SUPPLEMENT TO LIVING EXPENSES
1 PUBLIC OR PRIVATE RELIEF ___ 2 OWES MORE THAN 2 MONTHS RENT ___

SECTION A FAMILY COMPOSITION, EMPLOYMENT STATUS, AND SOURCE OF INCOME

LINE NO.	NAME	RELATIONSHIP	SEX	AGE	MARITAL STATUS	COLOR OR RACE	PLACE OF BIRTH	EMPLOYMENT STATUS	NO. OF WEEKS EMPLOYED LAST YEAR	SOURCE OF INCOME: TOTAL INCOME LAST YEAR	WAGES SALARY AND COMMISSIONS	WORKS PROJECT JOBS	PROFITS FROM BUSINESS	INCOME IN KIND	PENSIONS ETC	INSURANCE AND OTHER	CODE INCOME
A	1	2	3	4	5	6	7	8	9	10	10A	10B	10C	10D	10E	10F	
1																	
2																	
3																	
4																	CODE RENT
5																	
6																	
7																	
8																	
9																	
10																	

SECTION B PLACE AND INDUSTRY OF EMPLOYMENT & KIND OF TRANSPORTATION

TRANSPORTATION FLEET PLOT TO SAME PLACE OF WORK LINE NO	INDUSTRY IN WHICH OCCUPATION IS FOLLOWED AND PLACE OF REPORTING TO WORK: INDUSTRY	STREET AND NUMBER	GOING TO WORK: KIND OF TRANSPORTATION	TIME REQUIRED
B	11	12	13	14	15

SECTION C PHYSICAL CHARACTERISTICS OF DWELLING (TRANSCRIBE FROM FORM B)

1 CONDITION (STRUCTURE)
1 GOOD CONDITION ☐
2 MINOR REPAIRS ☐
3 MAJOR REPAIRS ☐
4 UNFIT FOR USE ☐
5 UNDER CONST ☐

A OCCUPANCY
1 OWNER ☐
2 TENANT ☐
3 VACANT ☐

B DURATION
1 TIME LIVED HERE YRS ___ MOS ___
2 LENGTH OF VACANCY MOS ___

C MONTHLY RENT $ ___
D NO FLUSH TOILETS ___
E TOTAL ROOMS ___
G NO BATHING UNITS ___

H RUNNING WATER
1 HOT AND COLD ☐
2 COLD ONLY ☐
3 NONE ☐

I HEATING
1 CENT STEAM OR HOT WATER ☐
2 CENT. WARM AIR ☐
3 OTHER INSTALLED ☐
4 NONE INSTALLED ☐

J LIGHTING
1 ELECTRIC ☐
2 GAS ☐
3 OTHER ☐

SECTION D EXPENDITURE LAST YEAR IN ADDITION TO RENT

1 WATER $ ___ 3 ELECTRICITY $ ___ 5 ICE (REFRIG) $ ___
2 GAS $ ___ 4 COAL (OTHER FUEL) $ ___ 6 GARAGE $ ___

EXHIBIT C

CHAPTER IV

LOW INCOME HOUSING STATISTICS

Introductory

As previously stated, the Low Income Housing Area Survey was "designed to supplement the Real Property Survey by securing additional data on composition, income and expenditures for household facilities, of families eligible for low rent housing as contemplated by the act under which the United States Housing Authority was created."[1/]

Since it is evident that the main purposes of this study relate to the administration of the public housing problem, only the most interesting and generally useful findings will be presented in this report. Like the Real Property Survey the finished tables on Low Income Housing constitute a large bulk of rather complicated data. The publication of this material in its entirety would be of questionable merit. This report is designed to narrate the main facts, while somewhat more detailed information will be found in the analytic tables in Appendix C.

The detailed data for this study were gathered through the use of Family Schedules (Exhibit C); one schedule being used for each household studied. Through certain statistical procedures, the data on all cards were consolidated and presented on a set of comprehensive tabulation forms. One series of the tabulation deals with the substandard dwelling units and portrays the various characteristics of the dwelling unit as a whole and the persons housed therein.

1./ Work Projects Administration, Division of Social Research, "Low Income Housing Area Survey". Washington, D. C. February 2, 1939. pp. iii & iv.

The second series of tabulations deals with the groups (family or non-family) living in the substandard dwelling units.

The division of the data into two sections has been preserved in this report. To assure continuity of treatment, the data relating to substandard dwelling units will be presented first.

A. DWELLING UNITS

It will be recalled that in the last section of the preceding chapter the subject of substandard dwelling units was rather fully developed. However, there are a few additional facts which may be developed here from the supplementary data of the Low Income Housing Area Survey.

Perhaps the most interesting of these supplementary data are those dealing with relief status, income of occupants and delinquency of rent.

Although there are a total of 8,813 substandard dwelling units in the metropolitan area of Butte, only 5,566 were interviewed on the Low Income Housing Area Survey. Of these 1,341 or 24.1 percent were relief households and 75.9 percent (4,225) were non-relief. A dwelling unit was placed in the relief class if at any time during the past year any member of the household had received either public or private relief assistance in the form of work relief or direct relief.

The proportion of relief households is somewhat higher in the case of tenant-occupancy than in the case of owner-occupancy. (See Table C-1, Appendix C). While 20.1 percent of the owner-occupied units are relief, 27.4 percent of the tenant-occupied fall into this category.

It is also evident from the table that, in total, there exists but little difference in relief status between races. However, as between the two types of occupancy, notice that only a small proportion (9.1 percent)

of the "negro and other" owners are relief, while over one-fourth (27.3 percent) are relief in the case of "negro and other" tenants.

In Table C-2 (Appendix C) the substandard dwelling units have been classified as to the annual income of the dwelling unit. Notice that 3.1 percent of the total have no income, 49.5 percent have an income of less than one-thousand dollars per year, and only 7.7 percent have an income of two-thousand dollars or more per year. Since these figures do no properly reflect family income, more detail on this subject will be reserved for treatment later on.

If the rent of the dwelling unit had been unpaid for a period of two months or longer, the unit was classified as "rental delinquent". In Table C-3 (Appendix C) the data on rent delinquency among the tenant-occupied dwelling units are fully developed. As might be expected, the percentage of delinquency is greater among relief units than among non-relief units. Almost one-fifth (19.2 percent) of the relief units have delinquent rental, while among non-relief units the proportion is but 0.3 percent.

In the case of those units occupied by white persons, the proportions of delinquencies for relief and non-relief units are 18.6 percent and 2.2 percent, respectively. However, in the case of units occupied by races other than white, the proportion of delinquencies for relief units rises to 50.3 percent and, for non-relief, 3.1 percent.

B. FAMILY AND NON-FAMILY GROUPS

By far the most interesting and useful statistics gathered by the Low Income Housing Area Survey are those relating to the persons dwelling within the substandard units. As a matter of fact, it is these statistics which justify the undertaking of such a supplementary housing study.

The individuals occupying the substandard dwelling units studied were classified into one or the other of two distinct categories, known as family groups and non-family groups. The operating instructions for a Low Income Housing Area Survey give the following definitions of family and non-family groups:

> "a. Family group. —— A family group consists of a man and wife with, or without, unmarried children; or of either parent with one or more unmarried children. Other related persons may or may not be present.
>
> b. Non-family groups. —— Non-family groups are of four types:
> (1) related groups,
> (2) lone persons,
> (3) unattached lodgers, and
> (4) partners." 2/

In a total sample of 5,664 groups in the metropolitan area of Butte, over four-fifths (81.5 percent) are family groups. (See Figure 24).

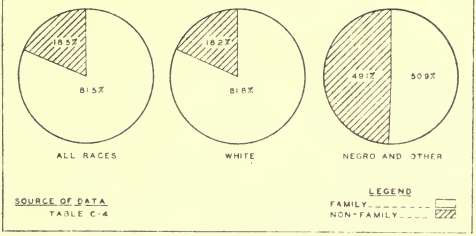
It is interesting to observe the extremely large proportion of non-family groups among those of negro and other race. The total groups interviewed are nearly equally divided between the family and non-family classifications.

Out of the total of 5,664 groups, only 55 (less than one percent) are of negro or other race. (See Table C-4, Appendix C). It is evident that

2/ W. P. A., op. cit., p. 55. In this report the data relating to family groups will be emphasized.

that there is no racial problem in Butte. Furthermore, since there exists such a small proportion of other races in Butte, it is felt that no point would be gained in dealing with statistics on separate races. Hence, the report will proceed with the statistics dealing with all family and non-family groups, regardless of race.

FIGURE 24. FAMILY STATUS OF SUBSTANDARD GROUPS BY RACE



Nearly one-fourth (23.4 percent) of the 4,615 family groups were on relief at the date interviewed. As between owners and tenants, a somewhat larger proportion of the tenants were on relief. The proportions are 19.9 percent for owners and 26.6 percent for tenants. (See Table C-5, Appendix C).

Non-family groups show a higher relief percentage than do the family groups. Of a total of 1,049 non-family groups, 286 or 27.3 percent are on relief. (See Table C-6, Appendix C). As between types of occupancy the same situation is found as in the case of family groups. A little over one-fifth (20.9 percent) of the owners and nearly a third (31.5 percent) of the tenants are on relief.

Tables C-7 and C-8 (Appendix C) classify family and non-family groups according to the adequacy of the dwelling units in which they are housed.

Since we are dealing with groups living in substandard dwelling units only, "adequacy" here refers to the different kinds of substandard conditions. Among family groups, 88.2 percent are housed in physically substandard units, 2.2 percent in occupancy substandard units, and 9.6 percent in units substandard on both counts.

As to non-family groups 96.6 percent live in physically substandard units, 0.7 percent in occupancy substandard units and 2.7 percent in units which are both physically and occupancy substandard.[3/] Evidently occupancy substandard conditions (i. e., overcrowding) are of minor importance. What seems to be needed is a thorough modernization of rehabilitation of the dwelling units.

The size of these family and non-family groups is of interest here. Over one-half (56.1 percent) of all family groups are groups of 2 and 3 persons; the median family size being 3.3 persons. (See Table C-9, Appendix C). Non-family groups are predominately (96.1 percent) of 1 person size. (See Table C-10, Appendix C). In fact, the number of non-family groups of 2 or more persons is so small as to be almost negligible. Notice that there are no non-family groups of more than 6 persons.

In Figure 25 is portrayed the distribution of family and non-family groups by annual incomes. Notice that the majority of family groups fall in the $600.00 - $999.99 and the $1,000.00 - $1,599.99 classes. On the other hand, the majority of non-family groups are found in the $200.00 - $599.99 and the $600.00 - $999.99 classes. Over one-tenth (10.3 percent) of the non-family groups have no income, while only 1.7 percent of the family groups fall in this class.

In addition to the general data just given there are certain facts available which apply to family groups only. For example, Figure 26 deals

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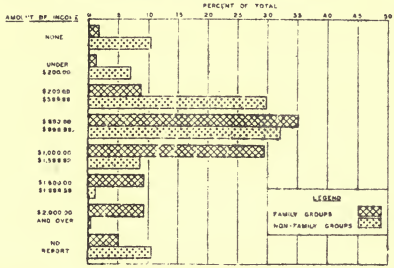
3/ Definitions of the terms "physically substandard" and "occupancy substandard" were given in the section on substandard dwelling units in Chapter III.

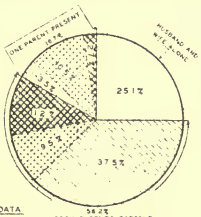
FIGURE 25. DISTRIBUTION OF FAMILY AND NON-FAMILY GROUPS BY ANNUAL INCOME GROUPS



SOURCE OF DATA: TABLES C-11 & C-12

with the composition of family groups. About one-fourth (25.1 percent) of the family groups are composed of husband and wife alone, 58.2 percent are composed of both parents with children, and 16.7 percent are composed of only one parent with children.

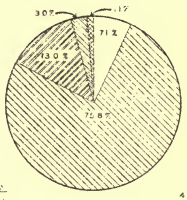
FIGURE 26. COMPOSITION OF FAMILY GROUPS



SOURCE OF DATA
TABLE C-13

Another bit of interesting information is available regarding the number of employables and the number of gainfully employed in family groups.

FIGURE 27 DISTRIBUTION OF FAMILY GROUPS BY NUMBER OF EMPLOYABLES



LEGEND
NO EMPLOYABLES
1 EMPLOYABLE
2 EMPLOYABLES
3 EMPLOYABLES
4 OR MORE EMPLOYABLES

SOURCE OF DATA: TABLE C-14

In Figure 27 it will be seen that by far the majority (75.8 percent) of all family groups have only one employable person. Somewhat less than one-tenth as many have no employables at all, 13.2 percent have two employables, 3.0 percent have three employables, and only 1.1 percent have four or more employable persons.

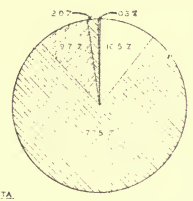
Reference to Table C-14 (Appendix C) shows that among family groups having one employable person, 96.0 percent have this one employable in gainful employment. Among family groups with two employables, 67.9 percent have both persons in gainful employment, while in 29.4 percent of the cases only one person is employed. A small proportion (2.7 percent) have neither of their employables in gainful employment.

In the case of those family groups having three employables, all three persons are employed in 53.6 percent of the cases, two are employed in 22.9 percent of the groups and only one is employed in 20.7 percent of the groups. On the other hand, in 2.8 percent of the cases not one of the

three employables is in gainful employment.

Among those family groups having four or more employables only about one-fourth (26.0 percent) have four or more persons in gainful employment. Nearly one-third (32.0 percent) have three employables at work, 16.0 percent have two at work, and 26.0 percent have one at work. There are no family groups in this classification which do not have at least one person in gainful employment.

FIGURE 28. DISTRIBUTION OF FAMILY GROUPS BY NUMBER OF GAINFULLY EMPLOYED



SOURCE OF DATA: TABLE C-14

Figure 28 presents the family groups by number of gainfully employed, regardless of the number of employables. Notice that in 10.5 percent of the cases there are no gainfully employed persons. Well over three-quarters (77.5 percent) of the family groups have one person in gainful employment, 9.7 percent have two, 2.0 percent have three, and only 0.3 percent have four or more persons gainfully employed.

CHAPTER V

SUMMARY AND CONCLUSIONS

Summary

1. Nearly one-half (45.7 percent) of the platted land area in the community is unused and vacant. Likewise, over one-half (57.7 percent) of the available street frontage is not in use.

2. In the metropolitan area of Butte (including Walkerville) there are a total of 11,106 residential structures containing 16,419 dwelling units -- an average of 1.5 units per structure.

3. Over one-half (57.0 percent) of Butte's dwelling units are single-family structures. This compares very favorably with the average for 202 U. S. cities, where 54.8 percent of the units are of this type.

4. Nearly one-third (31.8 percent) of all residential structures and about the same proportion (32.4 percent) of all dwelling units were built during the period 1895-1904. Only 2.2 percent of the structures and 2.0 percent of the dwelling units have been erected since 1929.

5. Less than one-half (45.3 percent) of the structures have a basement, while well over one-half (61.4 percent) have a garage.

6. Nearly three-fourths (74.4 percent) of Butte's structures have wooden exteriors, 23.1 percent have brick, while only 2.5 percent have exteriors of stone, stucco, or other material.

7. Nearly one-third (30.3 percent) of all residential structures and

over one-third (35.3 percent) of all dwelling units are in need of major repairs or unfit for use. In the 202 U. S. cities an average of 17.4 percent of the structures and 16.4 percent of the dwelling units are in this condition.

8. Two-thirds (66.8 percent) of Butte's residential structures have one dwelling unit occupied by the owner. Of the total dwelling units 45.2 percent are owner-occupied.

9. Less than one-fifth (17.3 percent) of single-family, owner-occupied structures are mortgaged. This is very much lower than the average in the 202 U. S. cities, where well over one-half (56.3 percent) of such structures are mortgaged. Since the mortgage ratio varies quite directly with the index of building activity, this low ratio for Butte is a good indicator of the stagnant building activity here. On the other hand, the lack of means for borrowing has had a particularly depressing effect upon the mortgage ratio -- particularly during the past few years.

10. Most of Butte's dwelling units are of 2 - 4 rooms in size and have a median rental value of $20.00 - $24.99.

11. Less than one-half (41.3 percent) of all dwelling units in Butte have adequate sanitary facilities. Nearly one-third (32.3 percent) have no toilet or bath or have shared toilet or bathing facilities.

12. Less than one-fourth of Butte's dwelling units have central heating plants, while the average of 202 U. S. cities shows 58.7 percent with central heat.

13. Butte, with 99.0 percent of her dwelling units equipped with electric light, has better lighting facilities than the average of the 202 U. S. cities.

14. A little over one-half (50.9 percent) of Butte's dwelling units have gas cooking equipment, 10.1 percent have electric equipment, 37.5 percent have coal, wood, oil, etc., while 1.5 percent have no cooking facilities.

15. About one-third (32.8 percent) have mechanical refrigeration, one-fourth (24.2 percent) use ice, and 43.0 percent have no facilities for refrigeration.

16. Butte has no racial problem. Only 0.7 percent of the total dwelling units are occupied by races other than white.

17. Over one-half (53.7 percent) of Butte's dwelling units are substandard. Of these the greater proportion (81.9 percent) are physically substandard. Over-crowding of dwelling units is not very prevalent in Butte. The causes of substandard condition are quite generally of a physical nature and hence more easily corrected.

18. Out of a sample of 4,615 families living in substandard dwelling units, 23.4 percent were on relief. In the case of non-family groups, 27.3 percent were on relief.

19. The majority of these families living in substandard dwelling units have an annual income of from six-hundred to sixteen-hundred dollars. A small proportion (1.7 percent) have no income. The majority of the non-family groups have an annual income of less than one-thousand dollars.

20. Well over one-half (58.2 percent) of the families living in substandard dwelling units are composed of both husband and wife with dependent children, while an additional 16.7 percent are composed of one parent with dependent children.

21. Over three-fourths (75.8 percent) of these families have only one employable person and nearly one-tenth (7.1 percent) have no employables. About three-fourth (77.5 percent) of the families have one person in gainful employment, while over one-tenth (10.5 percent) have no gainfully employed.

CONCLUSIONS

The successful solution of the housing problem in any city must depend not alone on the efforts of one individual, one family, or even one organization. It is definitely a task worthy of the unified, cooperative efforts of every person concerned. And every man, woman, and child in the community is directly or indirectly concerned with the advantages of better housing, whether he realizes the fact or not.

In Butte, the attack on the housing problem divides itself into two main methods of approach. First, the modernization of those structures and dwelling units which, though structurally sound, are badly in need of rehabilitation. Second, the erection of new structures to replace those substandard dwellings which are beyond repair and rehabilitation and to supply the demand by persons now renting but desiring their own homes.

That the first method of attack is practical may be seen by reference to the statistics on condition and on the various facilities in the dwellings. It has been pointed out that about one-third of both structures and dwelling units are in need of major repairs or unfit for use. However, less than one-half of the structures have a basement, less than one-half of the dwelling units have a central heating plant, and a similar proportion have inadequate sanitary facilities. Hence, it is evident that quite a number of these dwellings may be made quite satisfactory by adding basements, central heating plants, and adequate sani-

tary facilities. Furthermore, there are no doubt some of those structures and units, in need of major repairs, which are worth repairing and salvaging.

Nor is there anything so impractical about the building of new homes. There is plenty of unused land available in the community -- much of it in desirable locations and available at rock-bottom prices. Thousands of square feet of tax-delinquent land have been sold recently by Silver Bow County at prices as low as one-third cent per square foot. Labor and materials are certainly available and there exists no end of families in whom the desire for a home is very evident.

Such being the case, why is there such a dearth of home building in the community? One hears many explanations, of which four are generally given the greatest weight as retarding factors. They are (1.) the high craft-union wage rates, (2.) the high freight rates which increase the cost of materials, (3.) the lack of adequate provisions for financing a home for those of even moderate incomes and (4.) the lack of confidence in the future of the community on the part of those able to undertake the building of a home.

These four points occupy a prominent position in the minds of those persons who are considering the building of a home in this community. One hears frequent discussions of their extent and relative implications by citizens in all walks of life. Other studies conducted by the Economic Survey indicate that all four factors are present to some extent. However, it would be extremely difficult to state definitely just what effect on building activity was exercised by any one factor or by the combined action of all four.

Whatever may be the cause or causes of the low activity in real estate development in the Butte area, one fact remains quite certain. That is that there exists in this community a potential market for millions of

dollars in home building and improvements. The situation is probably unparalleled in the Northwest, at least. For those who find the means there exists a field offering a return fully commensurate to the risk.

The present activities of public housing in the United States are interesting, though highly controversial. And they are no less so in Butte. It must be admitted that they fill a definite need -- or at least propose to do so. How well such a program will fare in dealing with the present housing conditions remains to be seen. And, time alone will tell as to whether the administration of low-costing housing is to remain a function of government or is to be turned over to private enterprise. Perhaps much will depend upon how quickly private enterprise can provide the alternative solution.

CHAPTER VI

THE PUBLIC HOUSING PROGRAM

As pointed out in the preface, no attempt has been made in this report to present a case for or against the public housing program. In this discussion, an effort will be made to trace the development of the public housing movement from a historical point of view. Whether one agrees or disagrees with the principles or administration of public housing, he will probably find it of interest to trace the evolution of the idea.

Like many other "innovations" introduced by New Deal legislation, the principle of public housing is nothing new to the world. The problem of providing adequate housing for the less privileged is at least as old as the development of industrialism.

In England, probably the first nation to recognize the growing seriousness of housing among the laboring classes, we find the first recorded attempt to alleviate the situation in the famous Shaftesbury Act of 1851. This piece of social legislation was designed to establish public responsibility for working-class housing, where such housing was inadequate. However, the act was poorly drawn in many respects and was poorly administered. Little of value came of its enactment except the awakening of interest in English housing conditions.

However, the need of a real workable system of public housing grew more and more pressing until, in 1890, the Housing of the Working Classes Act was passed and serious public housing began. From that time to the present, England has been quite active in public housing and is far ahead

of the United States in the development and application of low-income housing technology.

In the United States little attention has been paid to housing conditions until comparatively recent time. Theodore Roosevelt did some very interesting work on the housing conditions in Washington during his presidency. Numerous other studies were made and some work done throughout the nation prior to the First World War. Generally, however, these attempts at public-housing, being local in character, were short-lived and accomplished only passing good. After the war, housing experiments did continue throughout the country on a local scale. Little recognition, however, was given to the possibility of attacking the problem on a nationwide scale with the backing of the federal government.

In 1932 the Reconstruction Finance Corporation bill was passed with the proviso that loans might be made to finance limited dividend housing projects supervised by state or local agencies. Little of value came of the provision. Again, in 1933, the NIRA created the PWA and authorized loans and grants to both limited dividend housing companies and to state or local authorities for housing purposes. Under this legislation the Housing Division of Public Works began the first real attack on the housing problems of the nation-at-large. Its work was excellent and was widely acclaimed as a real contribution to the welfare of America. It was, however, of a temporary and emergency nature.

In August 1937 the Wagner-Steagall United States Housing Act was passed by Congress. This act created the United States Housing Authority as a permanent agency of the United States Government, under the Department of the Interior.

In order to enable each state to partake of the benefits of public housing, authority to create commissions had to be established by special legislation. As of January 1, 1939, 33 states had passed such enabling

acts and 215 municipalities had established municipal housing commissions. Thus it may be seen, that once definite steps were taken in the right direction the impetus was remarkable.

In the State of Montana, enabling legislation was passed by the State legislature and signed by the governor on March 13, 1935. This opened the door to public housing activity in the various Montana municipalities. However, it remained an inactive issue until after the passage of the Wagner-Steagall Housing Act of 1937.

Butte was one of the first Montana cities to avail itself of the public housing program. On October 5, 1938 the Butte City Council authorized the formation of the local USHA. By October 17 of the same year, the local Commission had been appointed and application for a certificate was made, on October 20, to the Secretary of State.

After the successful completion of the Real Property Survey of the Economic Survey, material was made available which enable the local Administrator, working at top-speed, to submit his application to Washington on April 12, 1939.

The loan contract with the USHA was approved on June 5, 1939 and the local Administrator was able to begin the groundwork for the actual building. At the date of this writing Administrator Herbert M. Fay states that actual building of the low-cost structures will begin on or about April 1, 1940.

It would appear that there is a definite need for some program of housing for the low-income groups in America. On this most persons are agreed. The controversy seems to lie in determining what means shall be employed to attain the end. Private housing interests resent anything which smacks of government in business. They point to the destruction of personal initiative and the eventual collapse of democracy. No doubt there exists danger in such a direction--moderation must be achieved. On the

other hand, public housing advocates state that private industry, with profit as its motivating influence, cannot cope with the situation. Furthermore, they add, housing is as essential as education and road-building, which functions have long ago been acknowledged as public responsibilities. In developing this point of view they go on to show that while local, state, and federal governments annually spend over two-billions of dollars for education, and about one and one-half-billions for roads, only a little over fifty-millions per year are expended by all governments in this country for public housing purposes.

Like many other issues of the present day the propricty of housing as a function of government must remain a question to be decided by each individual according to his philosophy on the proper service of government. Nevertheless, the fact remains that the recent surge of public housing activity has served at least one admirable purpose. And that is that it has served to make America housing conscious -- a most desirable thing.